



Gwyn Crescent, Fakenham, NR21 8NE

welcome to

Gwyn Crescent, Fakenham

* NO CHAIN * A modern 3 bed link detached family home with spacious lounge/diner, utility room and garage. Offering a large driveway for multiple vehicles and a private enclosed garden with patio and lawn. This well-presented home provides practical living space in a desirable residential location!



Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Cloakroom

WC, wash hand basin and radiator.

Lounge

21' 10" x 14' 1" (6.65m x 4.29m)

Double aspect room with windows to the front and rear, two radiators, gas fire with back boiler and serving hatch to the kitchen.

Kitchen

10' x 9' 1" (L shaped) (3.05m x 2.77m (L shaped))
Kitchen with wall and base units, a one and a half bowl resin sink with chrome mixer tap, space for cooker with extractor above, radiator, pantry and double glazed window to the rear.

Utility Room

7' 1" x 11' 6" (2.16m x 3.51m)

Space for washing machine & dishwasher and double glazed window to the rear.

Bedroom One

11' 1" x 11' 1" (3.38m x 3.38m)

Radiator and double glazed window to the rear.

Bedroom Two

9' 1" x 11' 1" (2.77m x 3.38m)

Radiator and double glazed window to the rear.

Bedroom Three

8' 1" x 10' (2.46m x 3.05m)

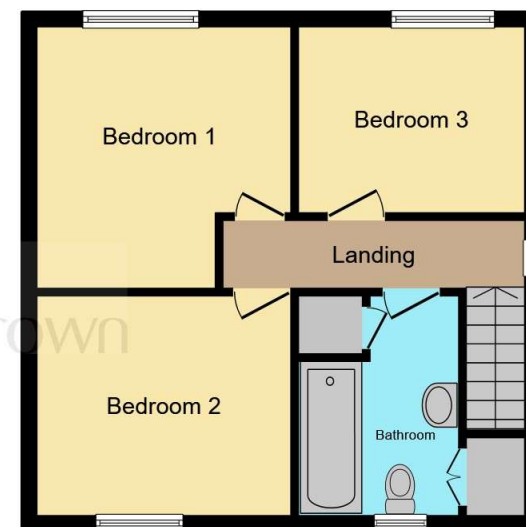
Radiator and double glazed window to the rear.

Bathroom

Suite comprising of power shower from the hot water cylinder, wash hand basin with mixer tap, storage cupboard and double glazed window to the front



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Gwyn Crescent, Fakenham

- COUNTRYSIDE VIEWS TO THE REAR
- ENCLOSED GARDEN
- LARGE DRIVEWAY
- WALKING DISTANCE OF TOWN CENTRE
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM107958 - 0030

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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