



Nelson Road, Fakenham, NR21 9EN

welcome to

Nelson Road, Fakenham

Charming two-bed character home close to the town centre, featuring a cosy woodburner, stylish kitchen/diner with Velux window and modern bathroom. Enjoying a private enclosed garden and useful outbuilding; this beautifully presented property perfectly blends charm, comfort and convenience!



Agents Note

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.

This property is located within a conservation area.

Lounge

14' 7" x 12' 8" (4.45m x 3.86m)

Woodburner with tiled surround, feature beams, stairs to first floor, radiator, door and window to the front.

Kitchen/Dining Room

11' x 12' 1" (3.35m x 3.68m)

Kitchen with wall and base units, fitted oven with hob and extractor, sink with drainer, space for washing machine, freezer, fridge, radiator and door to the rear.

Landing

Bedroom One

7' 4" x 12' 9" (2.24m x 3.89m)

Carpet, radiator and window to the front.

Bedroom Two

6' 9" x 8' (2.06m x 2.44m)

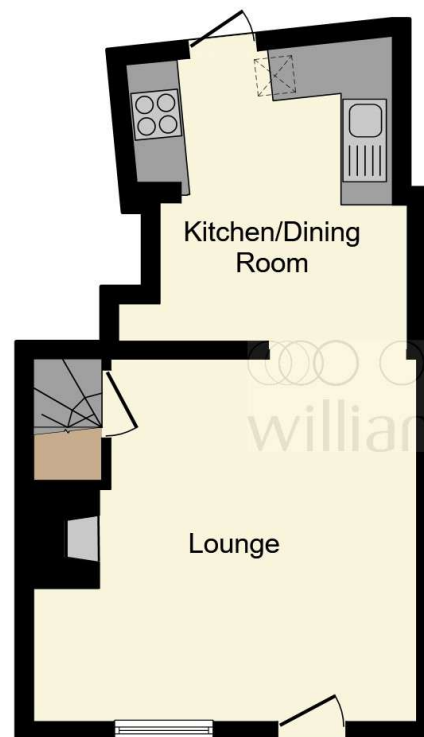
Carpet, radiator and window to the front.

Bathroom

Suite comprising of bath with shower over, WC, wash hand basin, part tiled and sky light window.

Outside

Outside, the enclosed garden provides a private space to relax or enjoy outdoor dining, along with an outbuilding providing additional storage.



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

Nelson Road, Fakenham

- TWO BEDROOM TERRACED CHARACTER HOME
- UPGRADED THROUGHOUT
- COSY LOUNGE WITH WOOD BURNER
- ENCLOSED REAR GARDEN
- CONVIENENT LOCATION

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£200,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108611 - 0009

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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