



Paxfield
2 The Green,
HEMPTON.
Fakenham.
 NR21 7LG.

Offers sought in the region of
£165,000
Freehold

South-facing, terraced Cottage with gas centrally heated and double glazed 2 bed roomed accommodation, with views across Hempton Common.

The property is conveniently located, within ¾ mile of Fakenham Town Centre.

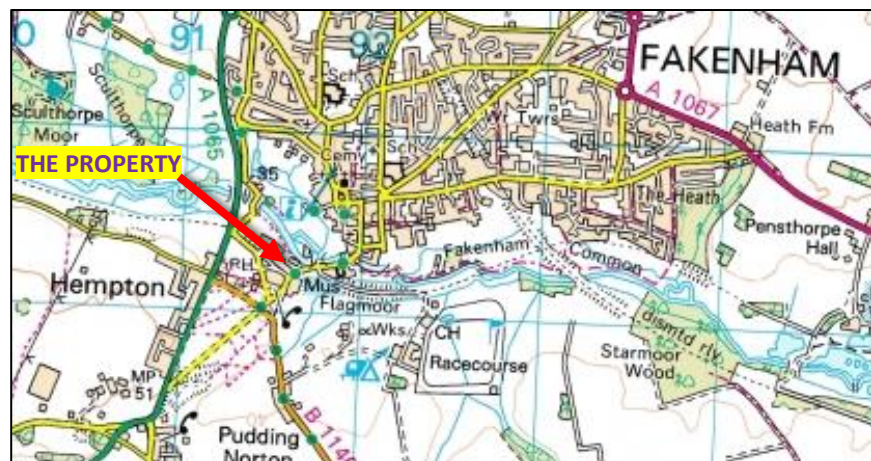
The accommodation comprises:
 On the Ground Floor; Entrance Hall, Sitting room with gas fire, and kitchen.
 On the First Floor; Landing, 2 Bedrooms and Shower room.

Outside: Small Garden area to rear, with Garden Store and potential private parking.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham Town Centre take Bridge Street, and continue into Hempton. The property overlooks The Common at the end of the last row of buildings on the right, as marked by a for sale board.

Location: Hempton is a small village on the Southern outskirts of Fakenham Market Town. The village has a pub, Church and a village green with duck pond. A full range of shopping, educational and recreational resources are available in Fakenham, and there is a Garden Centre, and National Hunt racecourse nearby. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 12 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles.



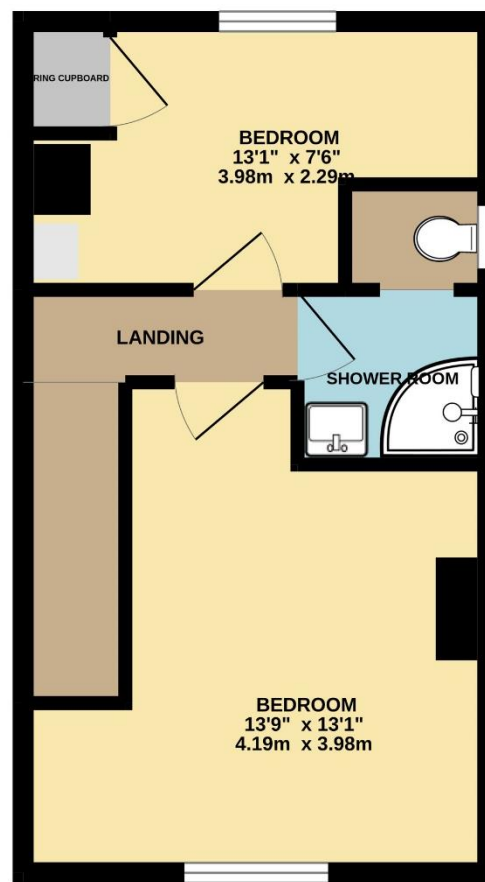
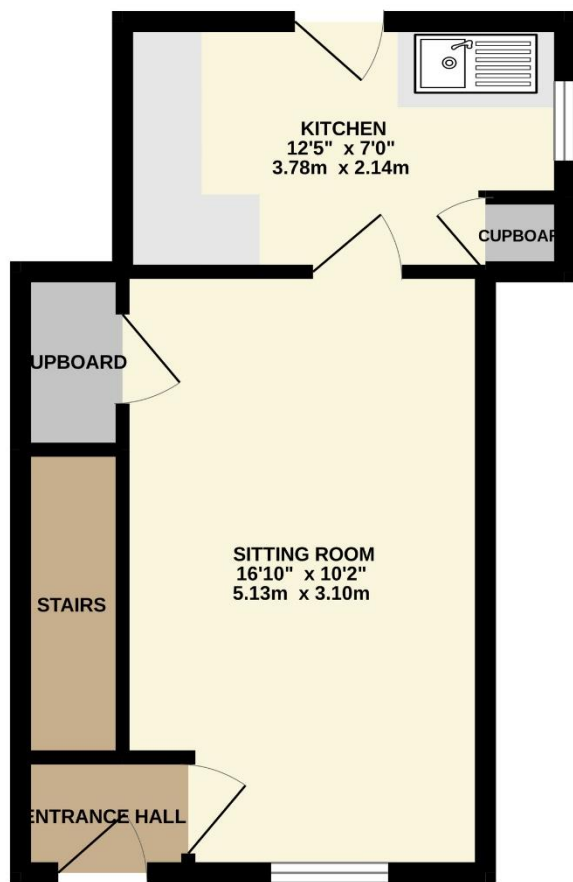
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
 Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Ground Floor: ½ double glazed door to;

Entrance Hall:

Sitting room: 16'10" x 10'2", (5.1m x 3.1m) max.

Fitted "Baxi Bermuda" gas fire with back boiler providing central heating, set on hearth with timber surround and mantle shelf. Understairs cupboard. Telephone point. Vertical blinds.

Kitchen: 12'5" x 7'0", (3.8m x 2.1m).

Stainless steel sink unit with mixer tap, set in fitted work top with tiled splashback, and cupboard, appliance space and plumbing for washing machine under. Fitted work top with drawers and cupboard under. Adjoining tall cupboard unit and matching range of wall cupboards. Built-in shelved cupboard. Tiled floor. Half double glazed stable type door to

Rear Canopy Porch:

First Floor:

Landing:

Bedroom 1: 13'9" x 13'1", (4.2m x 4.0m) max.

Southerly view across Hempton Common.

Bedroom 2: 13'1" x 7'6", (4.0m x 2.3m) max.

Airing cupboard housing lagged copper cylinder with fitted immersion heater and slatted shelving. Adjoining hanging recess.

Fully tiled Shower room:

Shower cubicle with glass screen door and "Aqualisa" fitting. Hand basin with mixer tap, cupboards under, and mirror, light and shaver point over. Heated towel rail. Hatch to roof space. Tiled floor. Through to;

Fully tiled WC Cubicle:

with low level WC and tiled floor.

Outside:

A shared drive leads through an archway to the rear of the property. Close to the back door is a covered entrance leading to an **Outside WC** with high level suite. At the end of the neighbouring property is a small garden area with timber and flat roofed **Garden Store** and flower border. (This area was previously used as a car parking space).

Services:

All mains services are connected to the property.

District Authority:

North Norfolk District Council, Cromer. Tel: (01263) 513811. **Tax Band:** "A".

EPC: TBA.

