



27 The Green, HEMPTON.

NR21 7LG.

Offers sought in the region of
£200,000

FREEHOLD

South-facing, modernised, semi-detached Period Cottage with gas centrally heated and double glazed 2 bed roomed accommodation, standing in a semi-rural location adjoining Hempton Common, close to the village bowling green, Church, Public House, duck pond, Garden Centre and Race Course, and within ¼ mile of Fakenham Town Centre.

The accommodation comprises; on the Ground Floor: Canopy Entrance Porch, Sitting room with wood burner and beamed ceiling, Dining room, lobby, Kitchen, and Bathroom.

On the First Floor: Small Landing, and 2 Bedrooms.

Outside: Well enclosed garden to the side. Ample parking space on Common Land immediately to the front and close by.

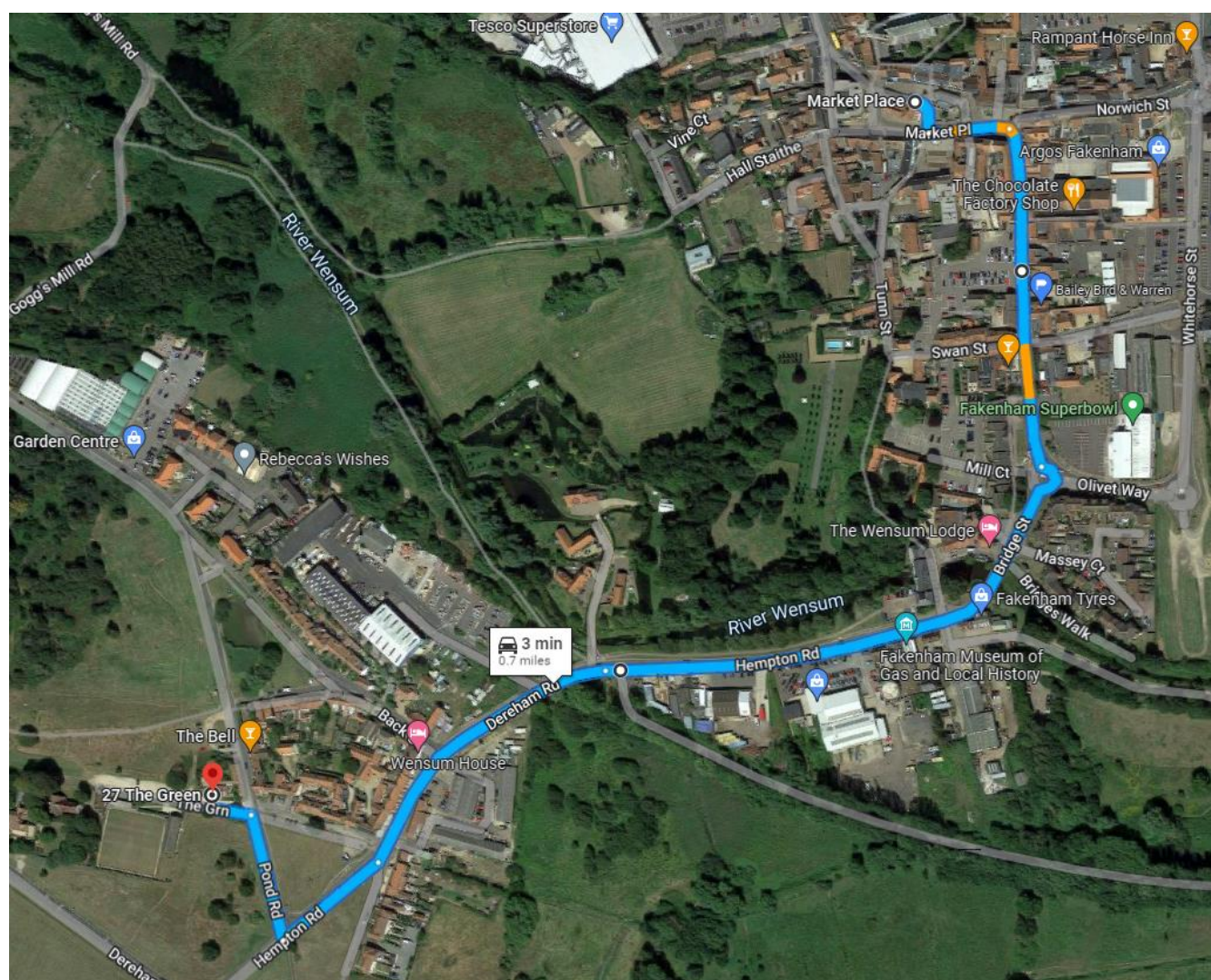
Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions:

From Fakenham Town Centre take Bridge Street, and follow the road straight over the mini-roundabout into Hempton. Proceed past Jewsons, and take the second turning on the right. Continue straight at the staggered crossroads onto an unmade up road, and the property is on the right as marked by a for sale board.

Location:

Hempton is a small village on the outskirts of Fakenham Market Town. The village has a pub, Church and village green with duck pond. Fakenham offers a wide range of shopping, educational & sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live. The picturesque North Norfolk Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles.



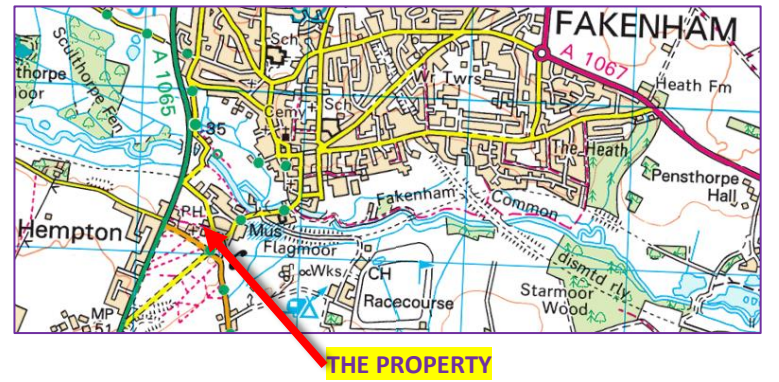
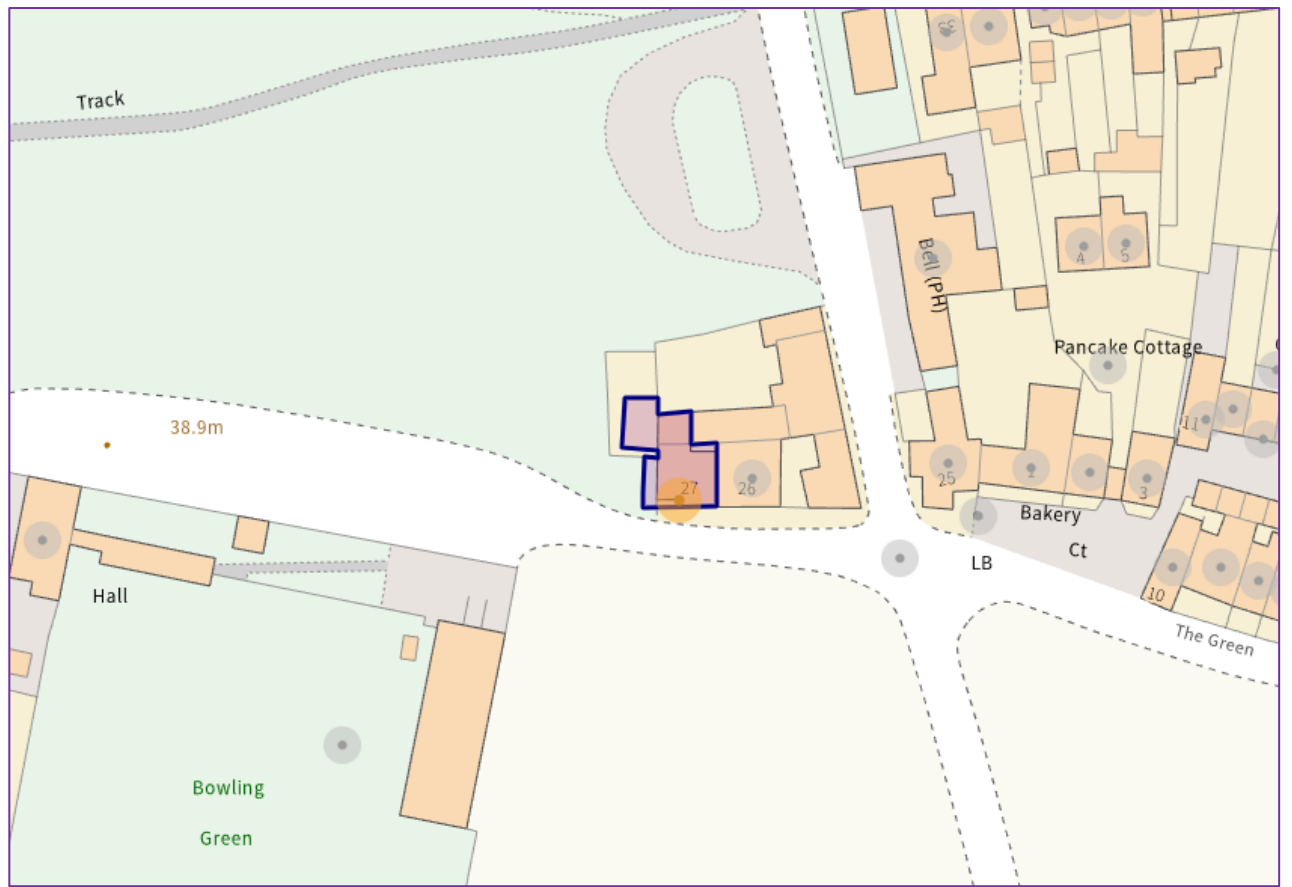
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Ground Floor:

Canopy Entrance Porch: Front door to;

Sitting room: 20'5" x 12'9", (6.2m x 3.9m).

Wood burner in fireplace with tiled hearth. Attractively beamed ceiling. 5 double wall lights. TV point. Telephone point. Laminate floor.

Dining Room: 8'3" x 8'0", (2.5m x 2.4m).

Exposed ceiling beam. Laminate floor. Door to bathroom and latch door to;

Lobby: with tiled floor. Fitted shelf with appliance space under. Half glazed door to yard.

Kitchen: 10'3" x 9'7", (3.1m x 2.9m).

Stainless steel sink unit set in fitted work top with drawers, cupboard, and "Hoover" washing machine under. Further fitted work surface with cupboard and appliance spaces under. "Gourmet Classic" electric cooker. With stainless steel recirculating hood over. Tiled floor. Stable type door to side garden.

Bathroom:

Panelled bath with tiled surround and shower over. Low level WC. Pedestal hand basin with tiled splashback. Heated towel rail. Fitted cupboard with "Ideal" wall mounted, gas fired Combi central heating boiler, and cupboard over. Tiled floor. Ceiling beam.

First Floor:

Small Landing:

Bedroom 1: 12'1" x 9'9", (3.7m x 3.0m).

Shelved recess, hanging recess and further over-stairs shelved recess. Hatch to roof space. TV point.

Bedroom 2: 12'9" x 6'7", (3.9m x 2.0m).

Laminate floor.

Outside:

To the side of the property is a well enclosed garden with gravelled area, paved patio and flower borders.

To the front is a grassed area, which, together with the adjoining Common Land offers

Ample car parking space

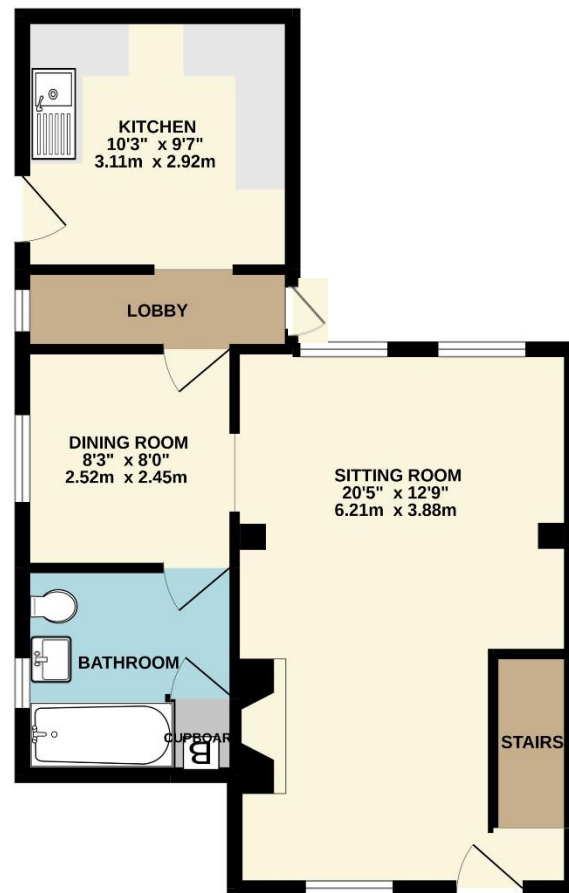
Services:

All mains services are connected to the property.

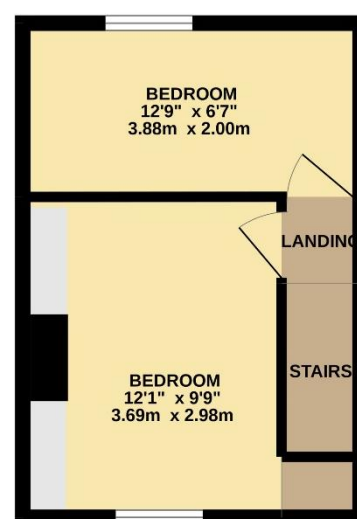
District Authority:

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

EPC : D



GROUND FLOOR



FIRST FLOOR