



**25 Warren Avenue,
FAKENHAM.
NR21 8NP.**

**Offers sought in the region of
£230,000
Freehold**

Modern, semi-detached 3 bedroomed House, with gas centrally heated and double glazed accommodation, enclosed Garden and Garage.

Located in a popular development about 1 mile from the Town Centre.

Ground Floor: Canopy Entrance Porch, Entrance Hall, Cloakroom, Sitting room and Kitchen.

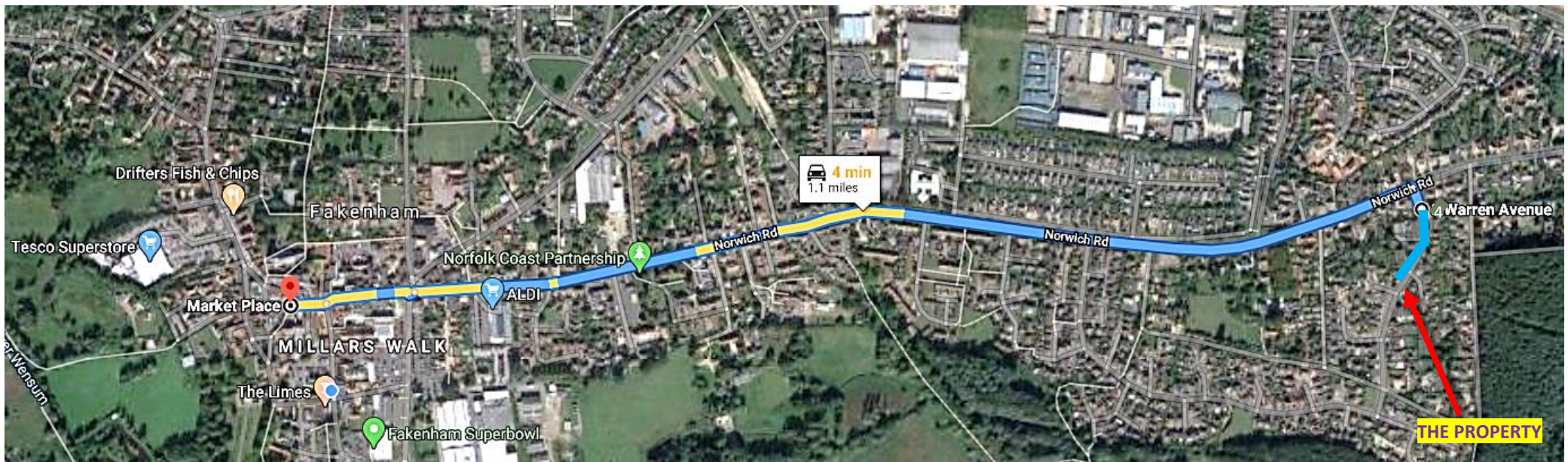
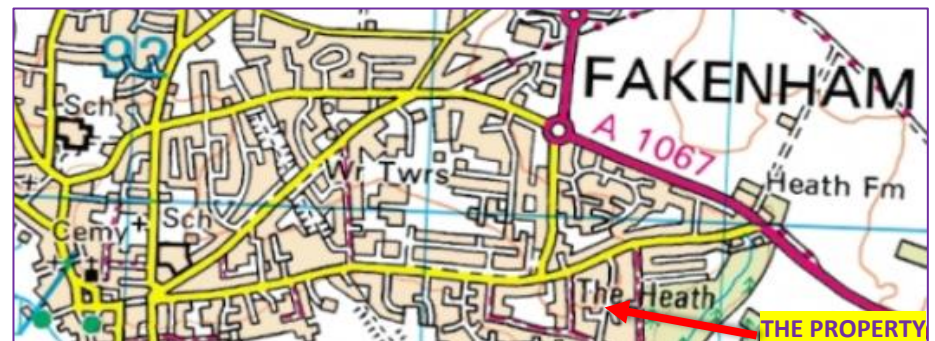
First Floor: Landing, 3 Bedrooms, Half Tiled Bathroom.

Outside: Car Parking Space, Garage. Gravelled front Garden and well enclosed rear Garden.

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

Directions: From the Town Centre take Norwich Road, and at 1 mile, turn right into Warren Avenue. The property is on the left, as marked by a for sale board.

Location: Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque 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. The Town has a wide range of shopping, educational and 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.



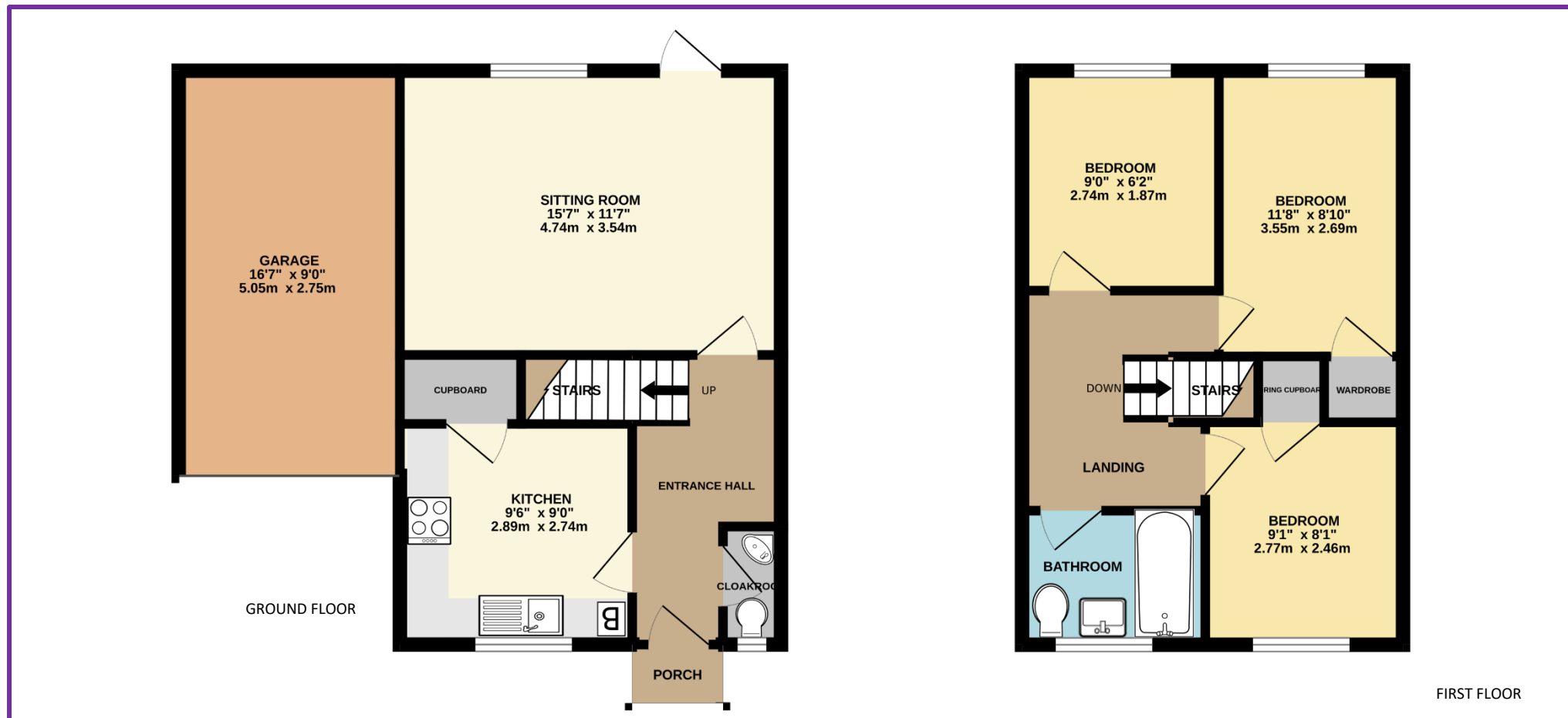
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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They do not constitute part of an offer or contract.

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ACCOMMODATION:

GROUND FLOOR:

Canopy Entrance Porch: Half double glazed door to;

Entrance Hall: Telephone point.

Cloakroom: Low level WC. Corner handbasin with tiled splashback.

Sitting Room: 15'7" x 11'7", (4.7m x 3.5m). TV point. Double glazed door to rear garden.

Kitchen: 9'6" x 9'0", (2.9m x 2.7m). Stainless steel sink unit set in fitted worktop with tiled splashback, and cupboards, drawers, appliance space and plumbing for washing machine under. Built-in 4 ring electric hob unit with oven under and extractor hood over. Matching range of wall mounted cupboards. Understairs cupboard. "Vaillant" gas fired central heating boiler. Roller Blind. Tiled floor.

FIRST FLOOR:

Landing: Hatch to roof space.

Bedroom 1: 11'8" x 8'10", (3.6m x 2.7m). Built in wardrobe cupboard with fitted shelf and hanging rail.

Bedroom 2: 9'1" x 8'1", (2.8m x 2.5m). Built in airing cupboard with factory lagged hot water cylinder, and slatted shelves.

Bedroom 3: 9'0" x 6'2", (2.7m x 1.9m).

Half tiled Bathroom: Coloured suite of panelled bath. Low level WC. Pedestal hand basin. Extractor fan. Roller blind.

OUTSIDE: To the front of the property is a small mainly gravelled garden with shrubs. A gravelled drive to the side leads to an attached, brick and tiled **Garage**, 16'7" x 9'0", (5.0m x 2.7m), with up & over door, concrete floor, strip light and power point.

To the rear is a well enclosed mainly lawned garden with flower borders, and a pedestrian gate returning to the front of the property.

SERVICES: All mains services are connected to the property.

DISTRICT AUTHORITY: North Norfolk District Council, Cromer. (01263) 513811.

Tax Band: B.

EPC: TBC.

