



7 Bridges Walk
Fakenham | Norfolk | NR21 9TB

TOWN LOCATION



In the riverside location beside the River Wensum and only a few minutes' walk from the centre of Fakenham, this modern end-of-terrace town house is set within a quiet and sought-after cul-de-sac. The property offers two bedrooms and a family bathroom, while downstairs there is a kitchen/diner and sitting room. Outside there is a fully enclosed garden, carport and an off-street parking space for a vehicle.



KEY FEATURES

- Town Centre location with amenities on your doorstep
- Open plan Living Room leading through to the Kitchen/Diner
- Separate WC downstairs
- Two Bedrooms and Bathroom on the first floor
- Manageable Garden with Carport and extra parking space
- Ideal for First Time Buyers or Investment opportunity
- Total Accommodation extends to 660sq.ft
- Energy Rating D

One of the major attractions of the property is its unrivalled position in a cul-de-sac in such a central town location. The property is to be found within an enclave of similar residences and the setting is extremely quiet, secure and private, but at the same time just a short walk away from all the town has to offer. Often referred to as "The Gateway to North Norfolk", Fakenham is an unpretentious working market town with a wide range of facilities, including several supermarkets, a department store, an auction house, racecourse and a thriving Thursday market with local produce, not forgetting a choice of cafes and pubs, and a cinema.

There's also the added benefit its proximity to the surrounding countryside for walking and cycling and, of course, the beautiful North Norfolk Coast, an area of outstanding natural beauty, is a short drive away. Fakenham lies within twenty-six miles of Norwich City Centre offering a range of cultural and leisure facilities. Norwich has an International Airport with flights to many destinations and a train station with services direct to London.

















INFORMATION



On Your Doorstep...

Fakenham is a popular market town due to its situation between Norwich and the North Norfolk Coast and has a wide variety of shops, pubs and restaurants, the well-known Thursday Flea Market and the Fakenham Racecourse, Golf Course and Leisure Centre. Having both the countryside and the coast so conveniently placed with a good shopping centre and popular schools makes this a particularly convenient location.

How Far Is It To?...

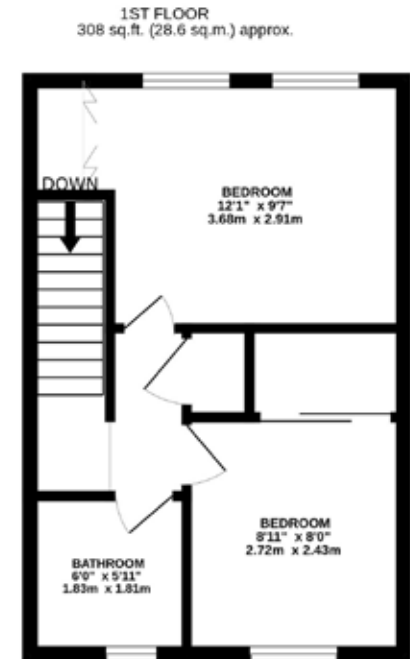
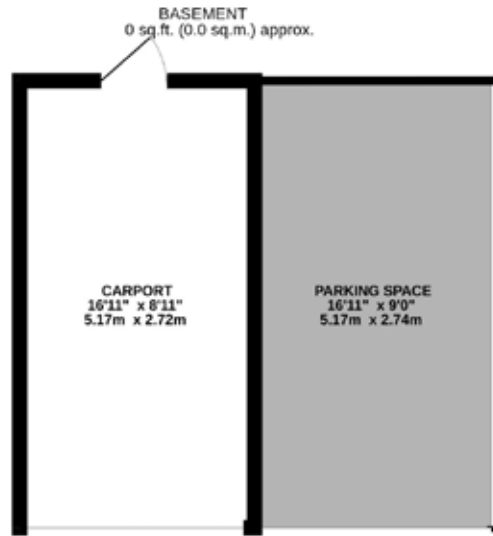
Fakenham is an historic market town which still hosts a popular market on a Thursday. Fakenham itself lies within 26 miles of Norwich City Centre offering a range of cultural and leisure facilities. Norwich has an International Airport with flights to many destinations and a train station with services direct to London. The beautiful North Norfolk Coast, an area of outstanding natural beauty, is a short drive away.

Services, District Council

GFCH, Mains - Water & Drainage
North Norfolk District Council
Council Tax Band B

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

SQM DOES NOT INCLUDE CARPORT

TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fine & Country Fakenham
1 Bridge Street, Fakenham, Norfolk NR21 9AG
01328 854190 | fakenham@fineandcountry.com

