



1 High Terrace, FAKENHAM. NR21 8AW.

Offers sought in the region of
£150,000
Freehold

NO ONWARD CHAIN.

South-facing, semi-detached Town House with gas centrally heated and mainly double glazed 2/3 bedrooomed accommodation – requiring improvement.

The property has an enclosed garden and car parking space, and is located in a non-estate position, about ½ mile from the Town Centre, and within walking distance of open farmland.

Ground Floor: Long, Enclosed Entrance Porch, Sitting room, Dining room, Kitchen, Rear Lobby, Bathroom and Store/Pantry.

First Floor: Landing and 2 Bedrooms.

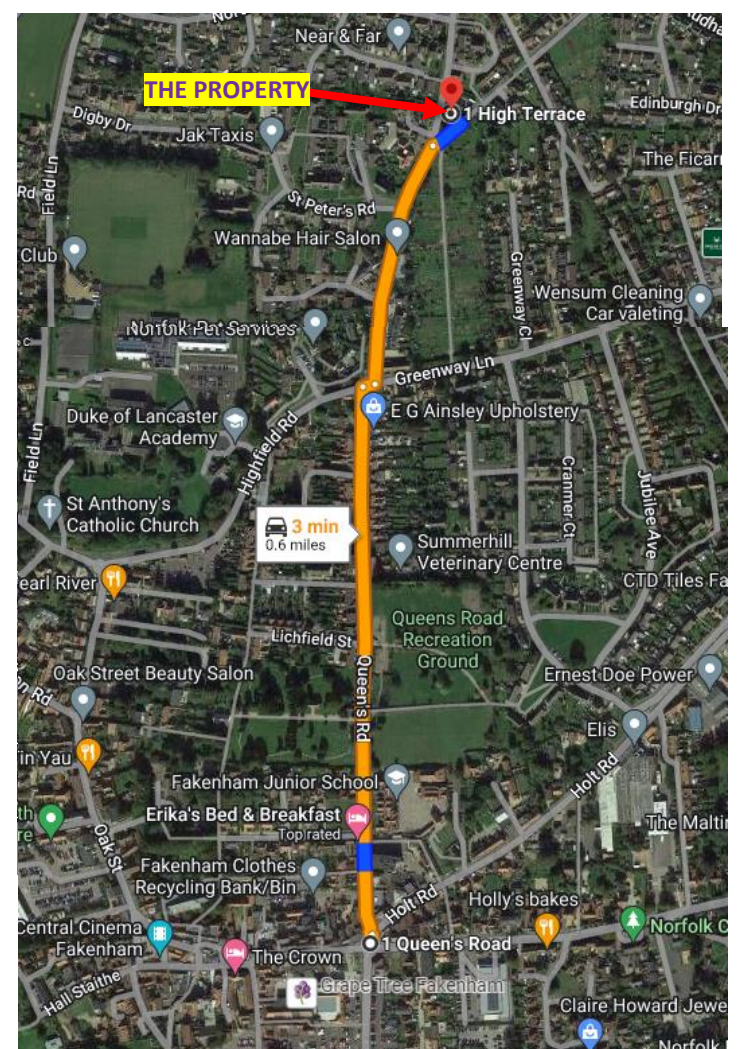
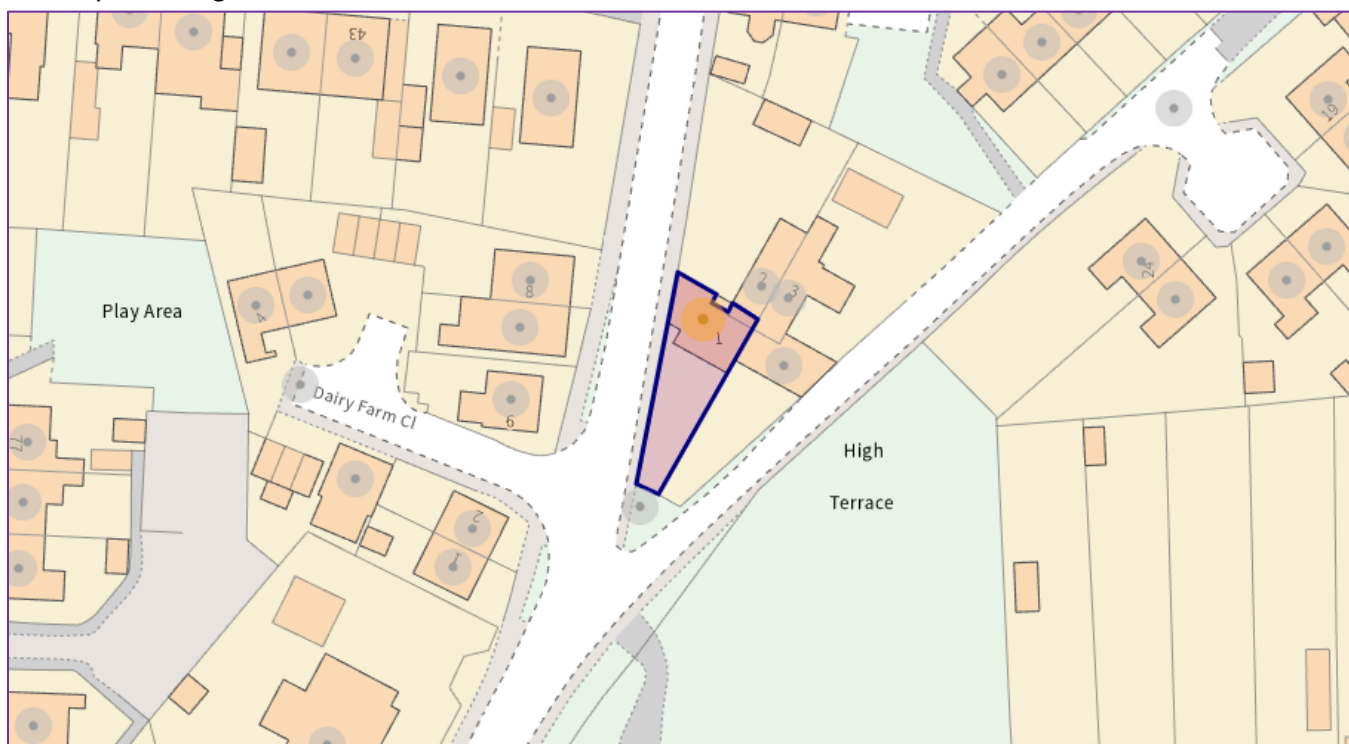
Second Floor: Attic Room

Outside: Enclosed, South-facing garden. Car Parking Space.

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

Directions: From the Town Centre take Queens Road and at the crossroads, continue straight into Claypit Lane. The property is on the right, by the turning to Greenway Close, 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

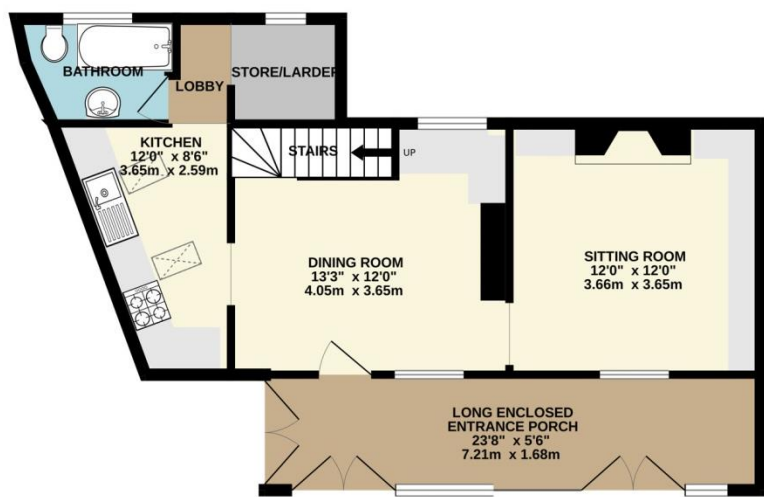
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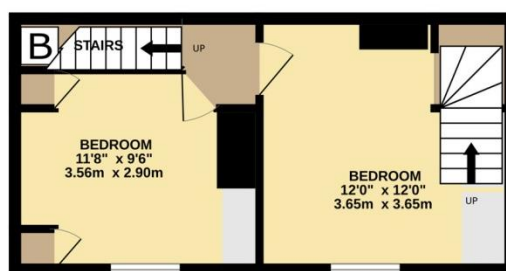
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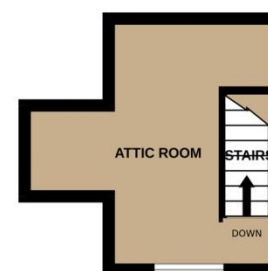
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Ground Floor: Double doors to;

Enclosed Entrance Porch: 23'8" x 5'6", (7.2m x 1.7m). Corrugated Perspex roof. Mainly concrete floor. Further doors to outside. Half glazed door to;

Dining room: 13'3" x 12'0", (4.0m x 3.7m). Fireplace opening with hearth, and timber mantle shelf over. Fitted desk. Fitted shelves. Part concrete, part quarry tiled floor.

Sitting room: 12'0" x 12'0", (3.7m x 3.7m). Decorative cast iron fireplace with tiled hearth, marble surround and mantle shelf over. Extensive fitted shelving. Centre light and 2 wall lights.

Kitchen: 12'0" x 8'6", (3.7m x 2.6m). Stainless steel sink unit with mixer tap, set in fitted work surface with part tiled splashback, and drawers, cupboard, appliance space and plumbing for washing machine under. Fitted shelves. Tiled floor. 2 Velux roof lights. Extractor fan. Strip lights.

Inner Lobby: with hatch to roof space, where the "Worcester" gas fired central heating boiler is located.

Bathroom: White suite of panelled bath with tiled surround and "Triton" shower fitting over. Low level WC. Hand basin with tiled shelf to side, tiled splashback, and cupboard under. Heated towel rail.

Store/Pantry: with fitted shelves, and timber panelled ceiling.

First Floor:

Landing: with ceiling recessed spotlights.

Bedroom 1: 11'8" x 9'6", (3.6 m x 2.9m). Built-in airing cupboard with lagged hot water cylinder, fitted immersion heater and slatted shelving. Built-in shelved cupboard. Fitted shelves. Decorative fireplace surround. Telephone point.

Bedroom 2: 12'0" x 12'0", (3.7m x 3.7m). Fitted desk with drawers under. Hanging recess with cupboards over. Fitted shelves. Decorative fireplace surround. TV point.

Second Floor:

Attic Room: 12'0" x 12'0", (3.7m x 3.7m) max. Night storage heater.

Outside: Sliding gate to grassed car parking space. Paved patio area. To the front of the property is a well fenced garden area with shrubs, an apple tree and small pond.

Services: All mains services are connected to the property.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811.

Tax Band: B.

EPC: "E".

