



**16 Dereham Road,
HEMPTON.
NR21 7AB.**

**Offers sought in the region of
£165,000**
Freehold

Traditional, brick, flint & tiled mid-terraced Cottage with gas centrally heating and double glazed accommodation spread over 3 floors.

The property is within easy walking distance of the Village Green and Pond, Hempton Common and the picturesque River Wensum. Fakenham Town Centre is just ½ mile distant.

On the Ground Floor: Sitting room and Kitchen.
On the First Floor: Landing, Bedroom and Bathroom.
On the Second Floor: Double Attic Bedroom.
Outside: Small sitting out area to front. Enclosed rear yard with Utility Store and Cloakroom.

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 is on the right just after Jewson's, builder's merchants, 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.



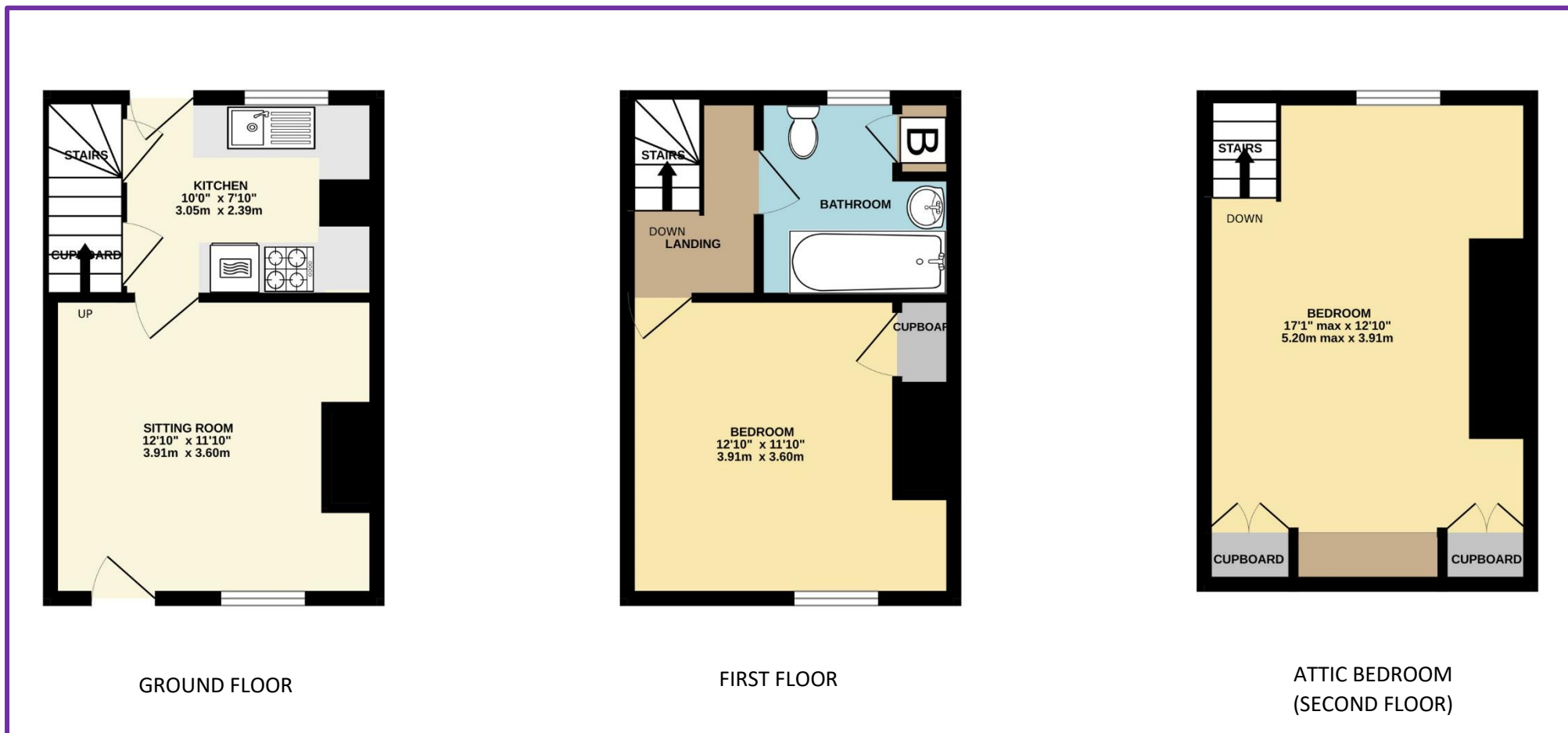
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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Ground Floor: Half double glazed front door to;

Sitting room: 12'10" x 11'10", (3.9m x 3.6m).

Living flame gas fire with timber surround, mantle shelf and hearth. TV point. Telephone point. Glazed door to;

Kitchen: 10'0" x 7'10", (3.1m x 2.4m).

Stainless steel sink unit with pedestal mixer tap, set in fitted work surface, with cupboards under. Further fitted work top with tiled splashback, and drawers and cupboards under. Built-in "New World" 4 ring gas hob unit with recirculating hood over. Built-in double oven. Fitted shelves and wall cupboard unit. Appliance recess and understairs cupboard. Tiled floor. Strip light. Venetian blind. Half double glazed door to outside.

First Floor:

Landing:

Bedroom: 12'10" x 11'10", (3.9m x 3.6m).

Built-in wardrobe cupboard.

Bathroom:

White suite of timber panelled bath with tiled surround and "Mira" shower fitting over. Pedestal hand basin with tiled splashback. Low level WC. Cupboard housing "Baxi" wall mounted gas fired central heating boiler.

Second Floor:

Attic Bedroom: 17'1" x 12'10", (5.2m x 3.9m)

2 built-in double wardrobe cupboards and hanging recess. 2 wall lights. Telephone point. Meters cupboard.

Outside: To the front of the property is a small, enclosed sitting out area, Immediately to the rear is a well enclosed concreted yard, with a brick, flint and tiled **Utility Store, 12'0" x 8'9", (3.7m x 2.7m), (max)**, with concrete floor, plumbing for washing machine, power points and strip light. **Cloakroom:** with low level WC, hand basin with "Redring" electric water heater over, and electric heater.

A pedestrian right of way for the benefit of this and the adjoining property passes through the yard, around the rear of neighbouring properties and then returning to Dereham Road.

Services:

All mains services are connected to the property.

District Authority:

North Norfolk District Council, Cromer. (01263) 513811.

Tax Band: A.

EPC: TBA.

