



**2 Swan Street,
FAKENHAM.
NR21 9BN.**

**Offers sought in the region of
£145,000
Freehold**

South-facing, traditional brick, flint & tiled, mid-terraced Cottage with electrically heated and double glazed accommodation; located in a convenient position - just 150 yards from the Market Square.

The property comprises:
Ground Floor: Sitting room and Kitchen.
First Floor: Landing, 1 Bedroom and Bathroom.

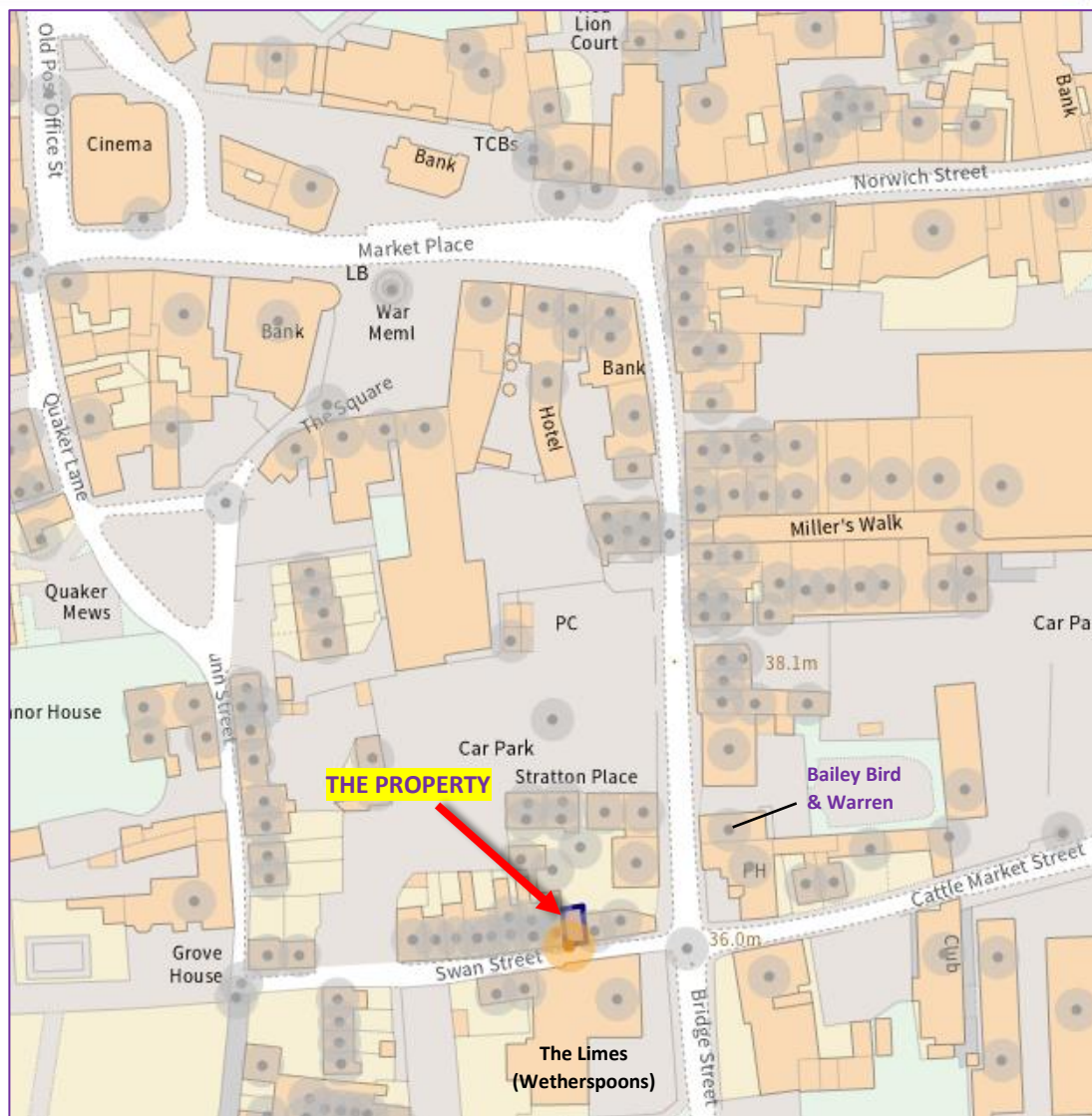
Ideal for First Time Buyer or holiday use.

NO ONWARD CHAIN!

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

Directions: From the Town Centre take Bridge Street, and turn right, just before "The Limes", (Wetherspoons), into Swan Street. The property is on the right.

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.



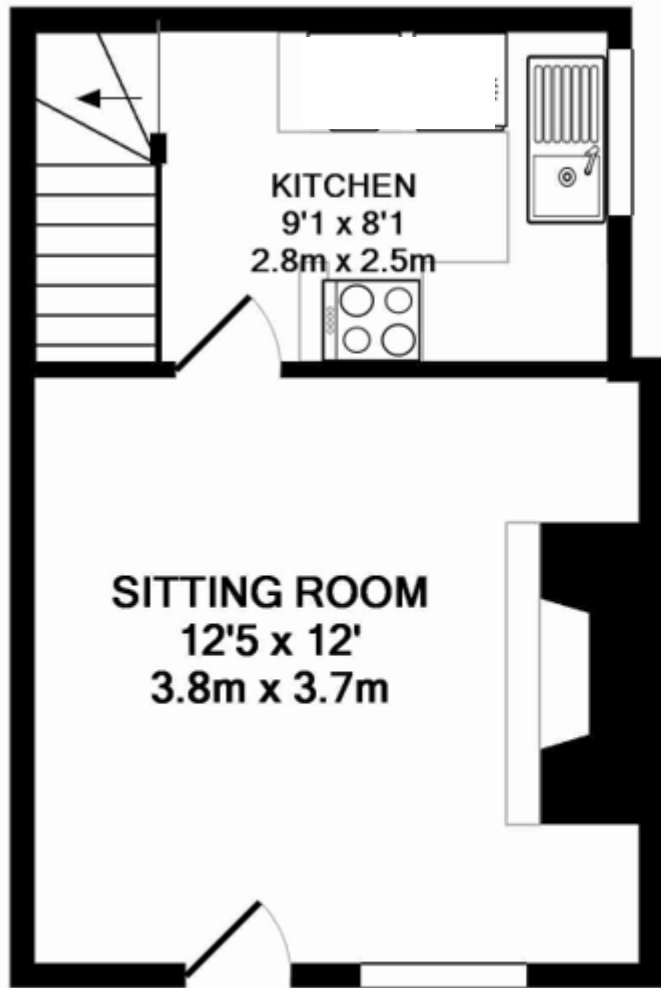
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

IMPORTANT NOTICE:

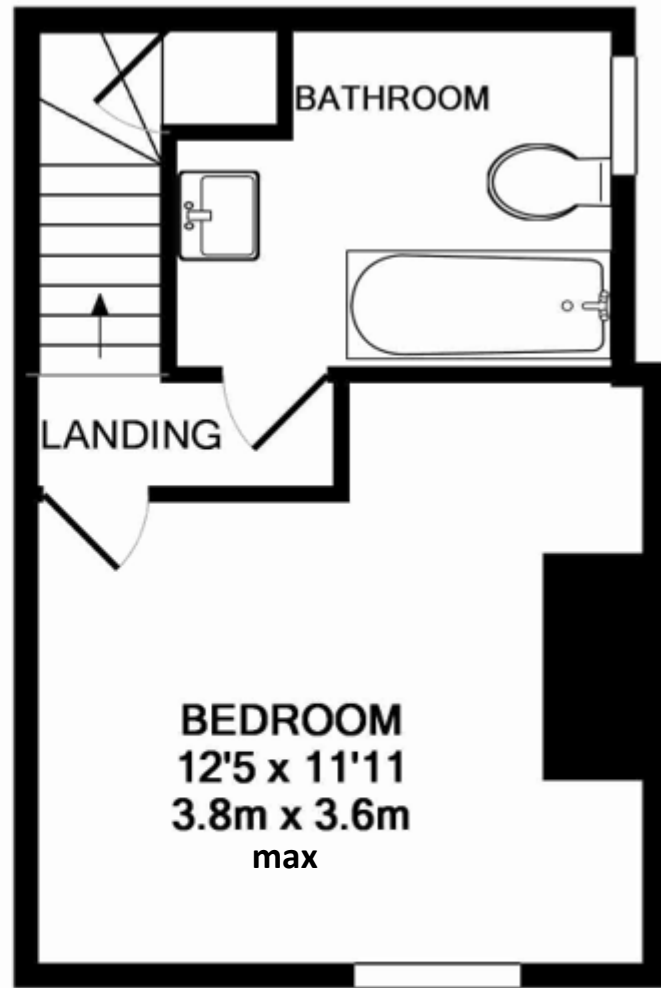
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They do not constitute part of an offer or contract.

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GROUND FLOOR



1ST FLOOR

GROUND FLOOR: Front door to;

Sitting room: 12'5" x 12'0", (3.8m x 3.7m).

Brick fireplace with wood burner, quarry tiled hearth and matching mantle shelf. Electric radiator. TV point. 4 wall lights. Ceiling beam. Meters cupboard. Adjustable wooden window blind. Latch door to;

Kitchen: 9'1" x 8'1", (2.8m x 2.5m).

Stainless steel sink unit with mixer tap set in fitted work surface with tiled surround, and drawer, cupboards, appliance space and plumbing for washing machine under. "Hotpoint" electric cooker with extractor hood over. Matching range of wall mounted cupboard units. Fitted shelves. Understairs storage area. Adjustable wooden window blind.

FIRST FLOOR:

Landing:

Latch doors to;

Bedroom: 12'5" x 11'11", (3.8m x 3.6m) max.

Electric radiator. Hatch to roof space. Adjustable wooden window blind.

Bathroom:

White suite of timber panelled bath with tiled surround, "Triton" shower and glass screen over. Low level WC. Pedestal hand basin with tiled splashback, light/shaver point and mirror over. Heated towel rail. Wall light. Ceiling beam.

Outside:

There is no garden or designated car parking space with this property.

However, there are 2 North Norfolk District Council Public Car Parks in close proximity, and annual parking permits may be obtained from the NNDC at a cost of £204 per annum. (Ts & Cs apply).

Services:

Mains water, electricity and drainage are connected to the property.

District Authority:

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

Tax Band: "A".

EPC: "E".

