



## Flat 3, 123 Queens Road, FAKENHAM. NR21 8BU.

Offers sought in the region of  
**£100,000**  
to include all furniture & white goods  
(Leasehold)

Self contained First floor flat with electrically heated and double glazed accommodation.

The property is conveniently located, within easy walking distance of the Town Centre.

The accommodation comprises:  
Entrance Hall, Sitting room, Kitchen, Shower room and Bedroom

Outside: Car Parking Space. Communal garden.  
Metal storage cabinet

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

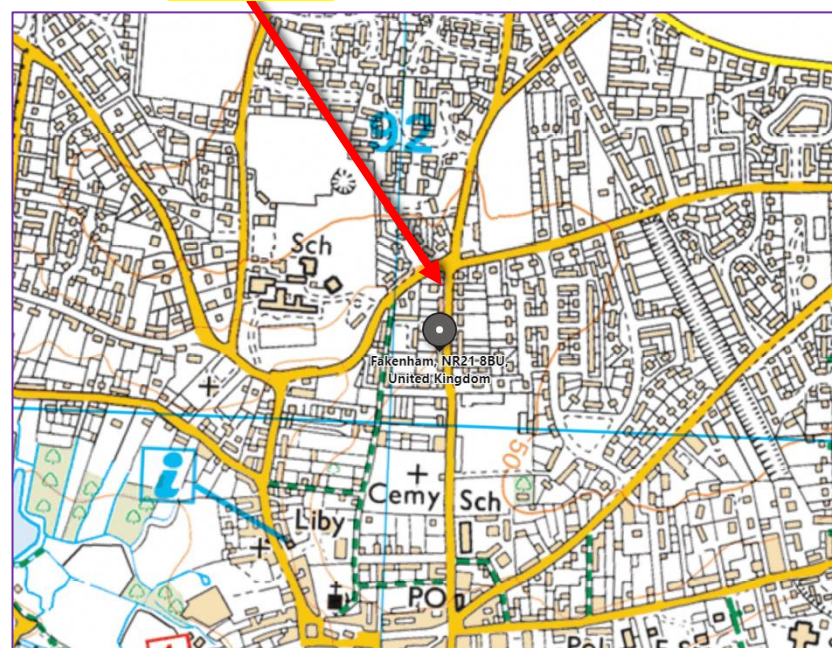
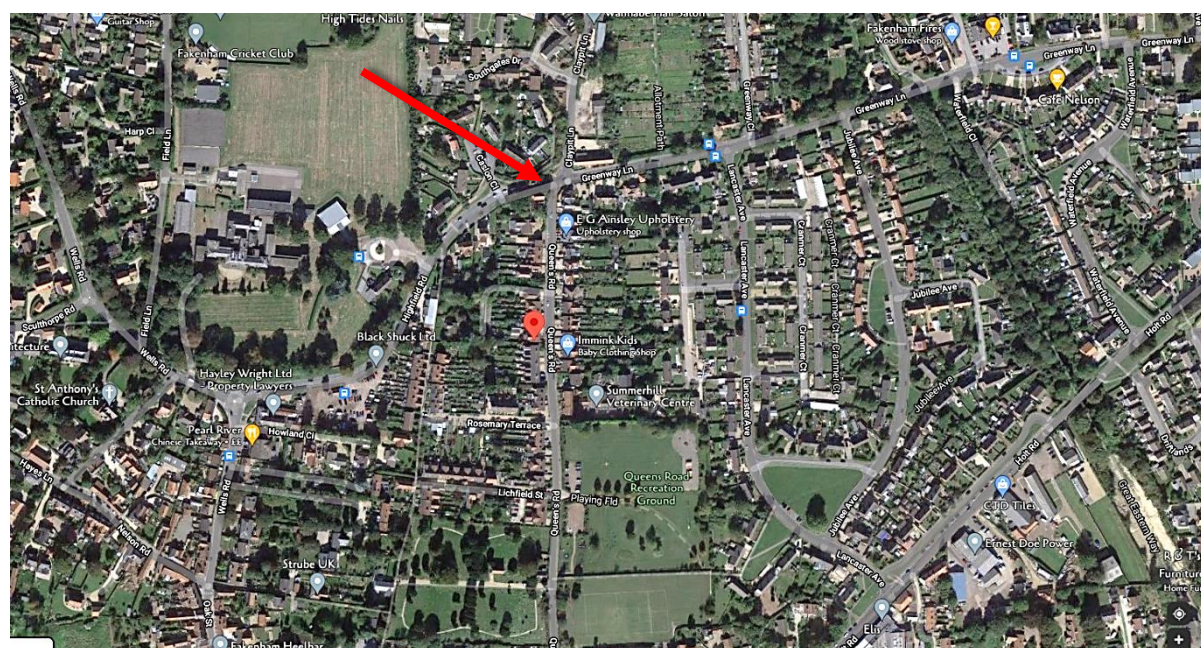
### Directions:

From the Town Centre, take Queens Road. The property is on the left by the traffic lights on the junction with Greenway Lane, 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.

### THE PROPERTY



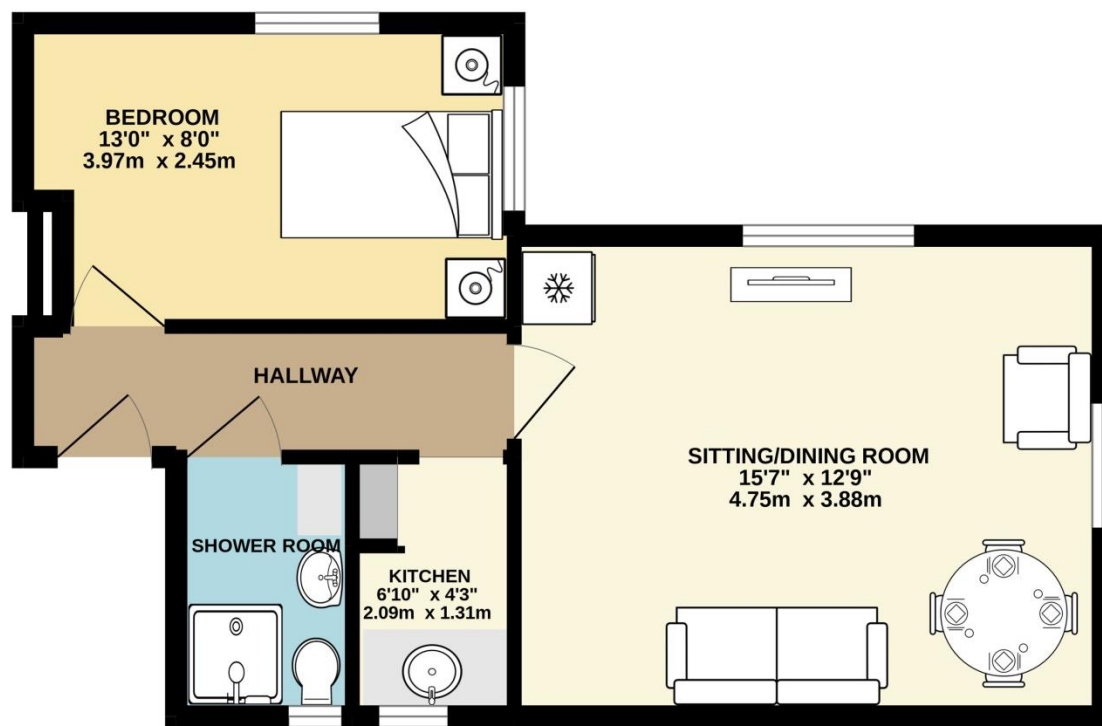
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

### IMPORTANT NOTICE:

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EPC: E



Shared staircase to Landing. Private door to;

**Entrance Hall:**

Laminate flooring. Hatch to roof space. "Henry" vacuum cleaner.

**Sitting room: 15'7" x 12'9" (4.8m x 3.9m).**

Double aspect. Spot lighting. Satellite TV point. Laminate flooring. Roller blind. Hatch to roof space. Two seater settee. Round dining table with four chairs. Wicker seat. Two small circular tables. Mobile electric heater. Chest of drawers and further drawer unit. Flat screen TV. Fridge/freezer. Wall mounted electric heater.

**Kitchen: 6'10" x 4'3" (2.1m x 1.3m).**

Circular stainless steel sink with mixer tap and tiled splashback in fitted worktop with water heater under. Fitted shelves with "Hotpoint" washing machine under, microwave and oven/grill over. Spot lights. Roller blind. Laminate floor.

**Bedroom: 13'0" x 8'0" (3.10m x 2.4m)**

Double aspect. Roller blind. Fitted hanging rail and shelf. Mobile electric heater. Double bed. Bedside cabinets. Blanket box. Laminate floor.

**Shower room:**

White suite of Pedestal hand basin with mixer tap and tiled splashback. Low level WC. Shower cubicle with glass screen door and "Mira" fitting. "Heatstore" wall fitted electric fan heater. Towel rail. Tiled floor.

**Outside:**

To the West of the property is a shared garden area, and to the rear is a car parking space, for flats and visitors. Metal storage box.

**Services:**

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

**District Authority:**

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

**Tax Band: "A".**

**Tenure:**

The property is for sale, (leasehold), furnished, as seen. There is the remainder of a 999 year lease which began on 22<sup>nd</sup> September 2017. There is no Ground Rent or Service Charge to pay, but maintenance costs of the communal parts of the building (and garden), are apportioned between the 4 flats within the property, as required.

