



6 Massey Court, FAKENHAM. NR21 9TA.

**Offers sought in the region of
£230,000**

Freehold

Modern, end-terraced House with gas centrally heated and double glazed 2 bedrooomed accommodation, enclosed garden, and double car port.

The property is conveniently located, at the end of a popular cul-de-sac development, within easy walking distance of the River Wensum and the Town Centre.

The accommodation comprises:

On the Ground Floor; Entrance Hall, Cloakroom, Bay fronted Sitting room and Fitted Kitchen/Breakfast room.

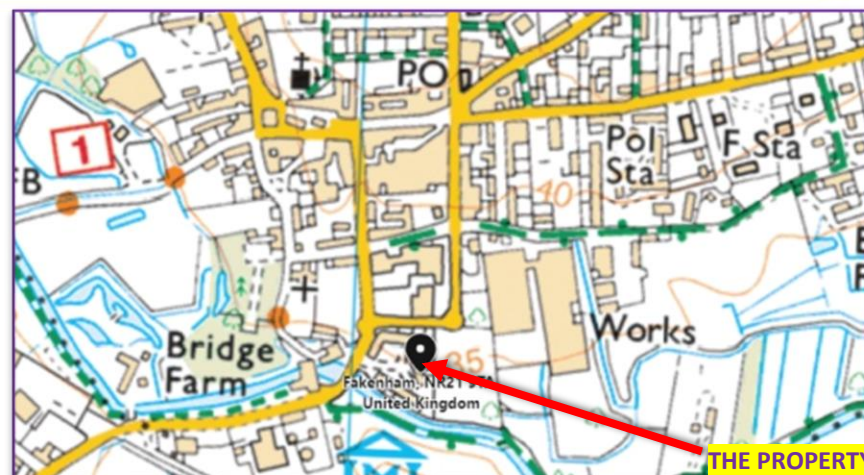
First Floor; Landing, 2 Bedrooms and Bathroom.

Outside: Open-plan front Garden. Well enclosed rear Garden. Double Car Port.

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

Directions: From the Town Centre, take Bridge street, continue past The Limes, (Wetherspoons), towards the River Wensum, and just before the bridge turn left into Massey Court. The property is on the left at the end of the cul-de-sac, 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.



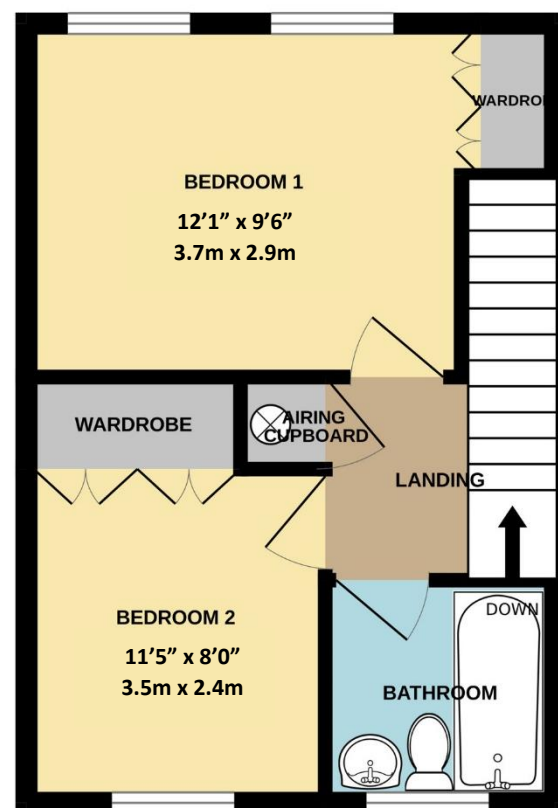
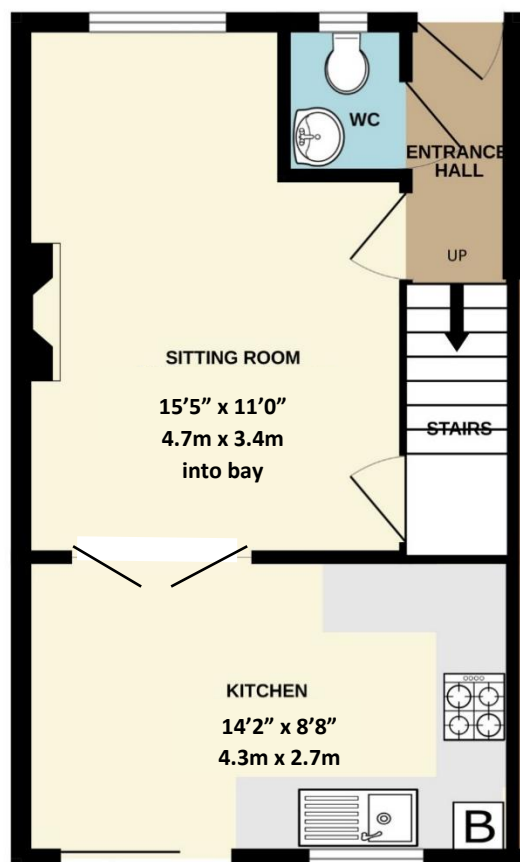
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

IMPORTANT NOTICE:

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



Ground Floor:

Half double glazed door to;

Entrance Hall: Telephone point. Staircase to first floor.

Cloakroom: Low level WC. Pedestal hand basin with tiled splashback.

Bay fronted Sitting room: 15'5" x 11'0", (4.7m x 3.4m) into bay. Living flame gas fire with marble surround, mantle shelf and hearth. Understairs cupboard. 2 centre lights and 2 wall lights. TV point. Double folding doors to;

Kitchen/Breakfast room: 14'2" x 8'8", (4.3m x 2.7m). Sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, and cupboards, drawers, appliance spaces and plumbing for washing machine under. Built-in 4 ring gas hob unit with oven under and extractor hood over. Matching range of wall mounted cupboard units with adjoining shelves. Wall mounted gas fired central heating boiler. Strip light. Tiled floor. Twin double glazed doors with fitted roller blinds to rear garden.

First Floor:

Landing: Airing cupboard with factory lagged hot water cylinder, fitted immersion and slatted shelving. Hatch to roof space.

Bedroom 1: 12'1" x 9'6", (3.7m x 2.9m). Built in double wardrobe cupboard with folding mirror doors.

Bedroom 2: 11'5" x 8'0", (3.5m x 2.4m). Open view to rear.

Bathroom: Panelled bath with tiled surround, "Aqualisa" shower fitting and glass screen over. Hand basin with mixer tap and tiled splash back. Low level WC. Extractor fan. Shaver point.

Outside: To the front of the property is an open plan garden with attractive shrubs, and a paved path leading to the front door.

To the rear is a further, very well enclosed Garden with lawn, flower borders, and a paved path leading to a paved patio area and timber and felt roofed **Garden Store** 7'0" x 5'0", (2.1m x 1.5m).

To the side of the property is a brick, timber and tiled **Double Car Port**, 17'5" x 17'0", (5.3m x 5.2m), with electric light, power points, concrete floor, and a pedestrian gate leading into the rear garden.

Services: All mains services are connected to the property.

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

Tax Band: "B".

EPC: D.

