



**30 Queens Road,
FAKENHAM.**

NR21 8DB.

**Offers sought in the region of
£250,000**

Freehold

Beautifully presented, semi-detached, bay-fronted Victorian Town House with extended, gas centrally heated and double glazed accommodation including 2 reception rooms, fitted kitchen, utility /breakfast room, Shower room, 2 bedrooms and Bathroom.

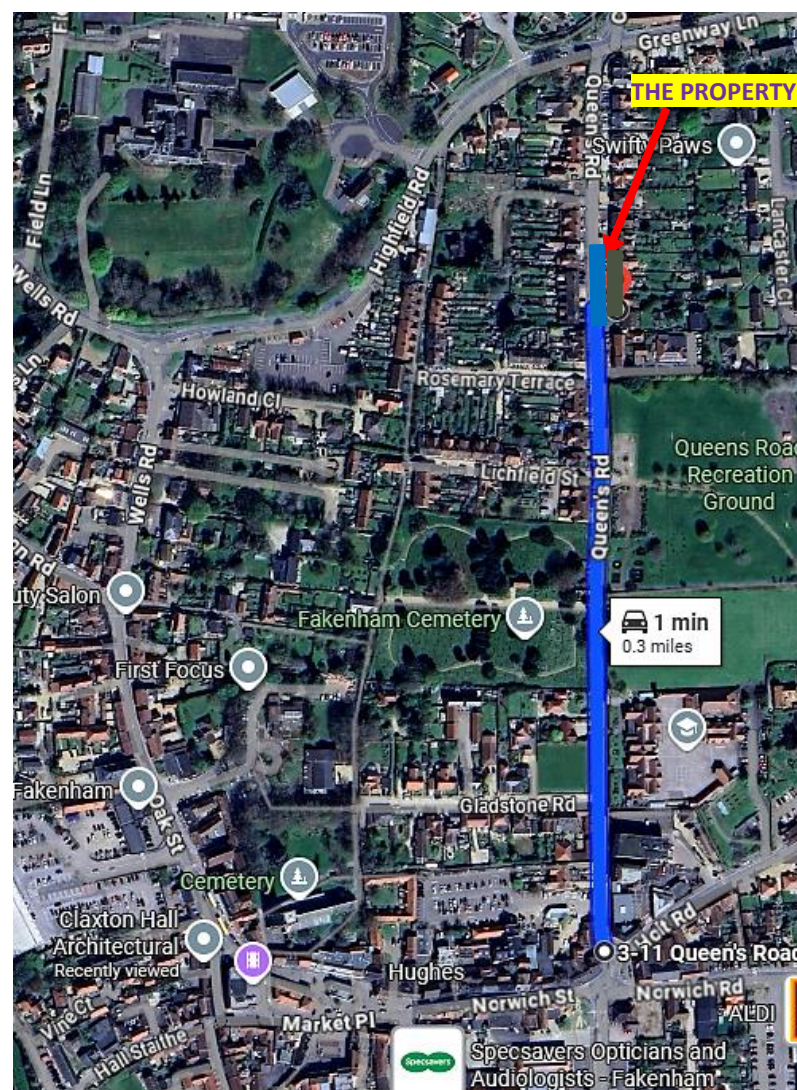
Double car parking space, and very well tended rear garden extending, in all, to over 140ft (stms).

The property is conveniently located, within easy walking distance of the Millennium Park and about 1/3rd mile from the Town Centre.

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

Directions: From the Town Centre take Queens Road, and the property is on the right at 1/3rd mile, just after the Millenium Park and the Summerhill Veterinary practice.

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

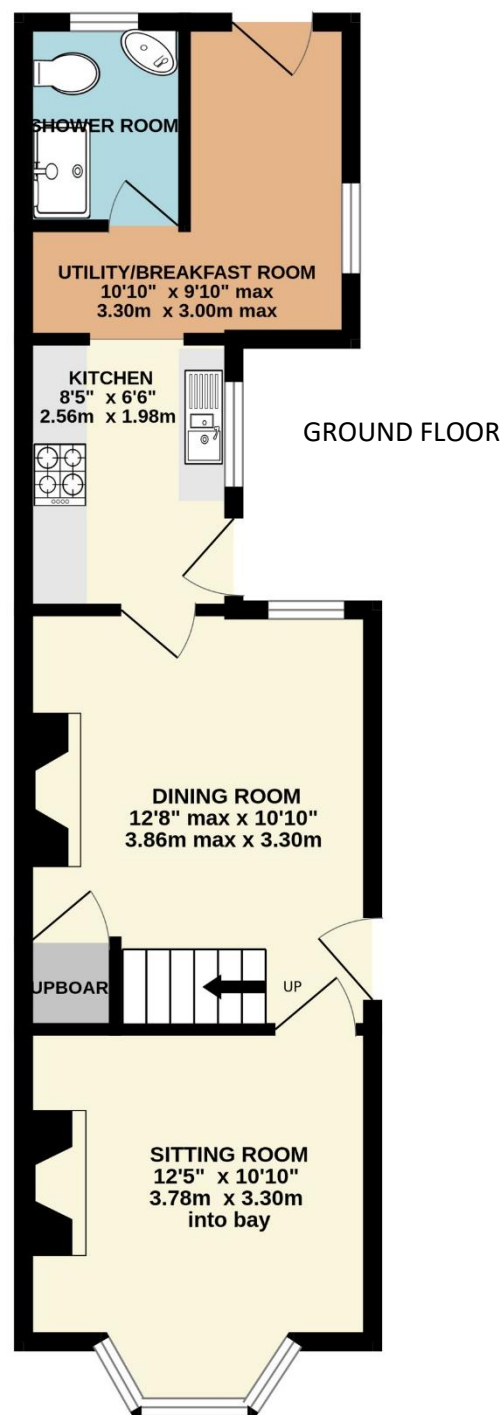
www.baileybirdandwarren.co.uk

IMPORTANT NOTICE:

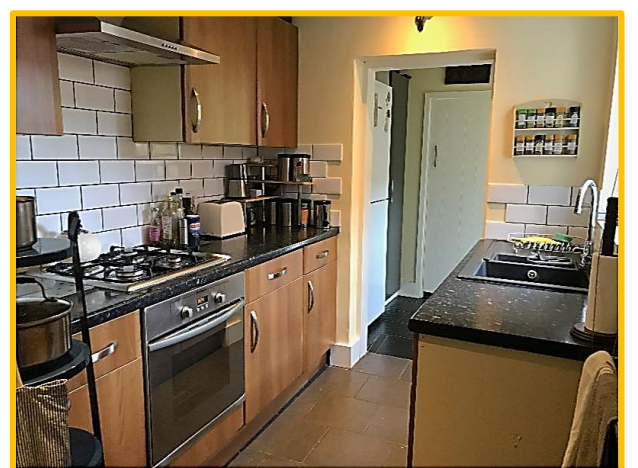
Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description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



FIRST FLOOR



Ground Floor: Side entrance door.

Bay fronted Sitting room: 12'5" x 10'10", (3.8m x 3.3m) into double glazed bay window, with fitted Venetian blinds. Fireplace with built-in beam over and quarry tiled hearth. (A new flue would be required if a buyer wanted to use the fire). Fitted shelves. TV point. Ceiling recessed spotlights. Glazed door to;

Dining room: 12'8" x 10'10", (3.9m x 3.3m). Feature brick fireplace with timber mantle shelf and quarry tiled hearth. Understairs cupboard. Fitted shelving. TV point. Telephone point. Ceiling recessed spotlights. Glazed door to;

Kitchen: 8'5" x 6'6", (2.6m x 2.0m). 1½ bowl sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, and drawers and cupboards under. Further fitted work top with tiled splashback, and 4 ring gas hob unit with stainless steel recirculating hood over, and electric over under, and drawers and cupboards under. Matching range of wall mounted cupboard units. Ceiling recessed spotlights. Telephone point. Venetian blind.

Utility room/Breakfast room: 10'10" x 9'10", (3.3m x 3.0m) max. Appliance space and plumbing for washing machine. Fitted tall cupboard unit. Tiled floor. Double glazed door to rear garden.

Shower room: Fully tiled shower cubicle with sliding glass screen doors. Pedestal hand basin. Low level WC. Electrically heated towel rail. Ceiling recessed spotlights. Tiled floor.

First Floor:

Landing:

Bedroom 1: 10'10" x 9'9", (3.3m x 3.0m). Ceiling recessed spotlights. Telephone point. Fitted shelves. Venetian blind.

Bedroom 2: 10'10" x 10'0", (3.3m x 3.0m). Built-in cupboard housing "Glow-worm" gas fired, wall mounted, Combi central heating boiler. Venetian blind. Ceiling recessed spotlights. Hatch to roof space. Venetian blind. Door to;

Bathroom: White suite of panelled bath with shower over, and stone effect tiled surround. Pedestal hand basin with attractive tiled splashback. Low level WC. Heated towel rail. Fitted shelves. Ceiling recessed spotlights. Roller blind.

Outside: To the front of the house is a gravelled **double car parking space**. Immediately to the rear is a paved patio area with steps up to a long, very well maintained garden, **extending, in all, to just over 140 ft (stms)**, and comprising; lawned areas, attractive flower and shrub beds, soft fruit trees (including 2 apple, a pear, an apricot and cobnut), a thornless blackberry bush, wood store, kitchen garden area, and a further paved patio with timber and felt roofed **Garden Store, 8'0" x 6'0", (2.4m x 1.8m)**.

Services: All mains services are connected to the property.

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

Tax Band: "A"

EPC: TBA.

