



**2 St Peter's Road,  
FAKENHAM.  
NR21 8AJ.**

**Offers sought in the region of  
£120,000**  
Leasehold

Ground Floor, ex-Local Authority owned Flat with electrically heated and double glazed 2 bed-roomed accommodation and enclosed garden.

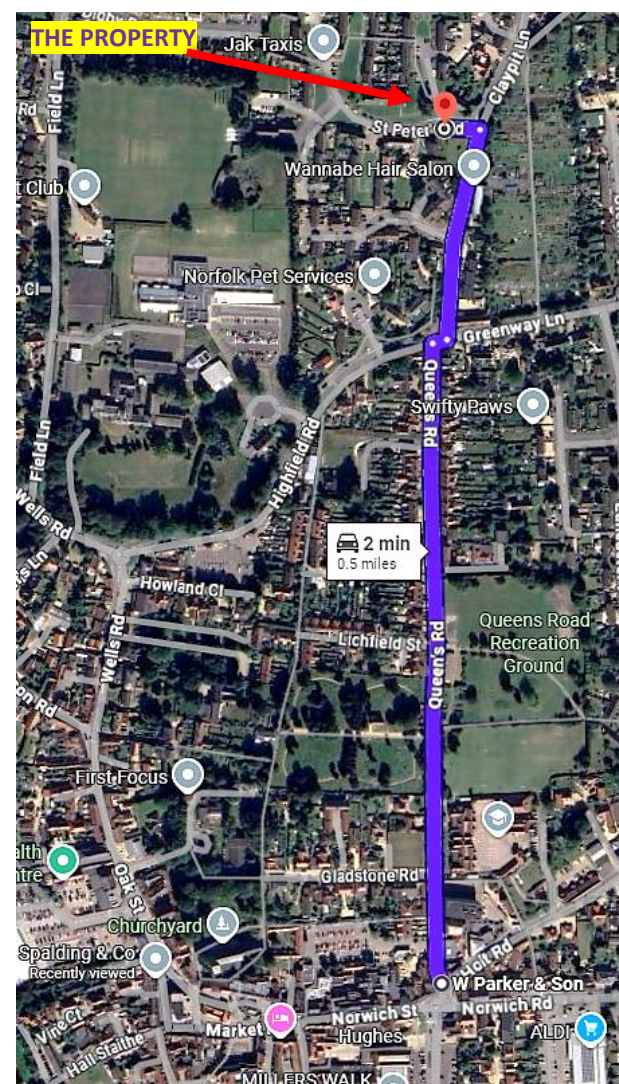
The property is located in a cul-de-sac development, within ½ mile of the Town Centre, and walking distance of farmland.

**NO ONWARD CHAIN**

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

**Directions:** From the Southern end of Queens Road, proceed Northwards and at the traffic lights continue straight over into Claypit Lane. Take the second turning on the left into St Peters Road, and the property is on the left, 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.



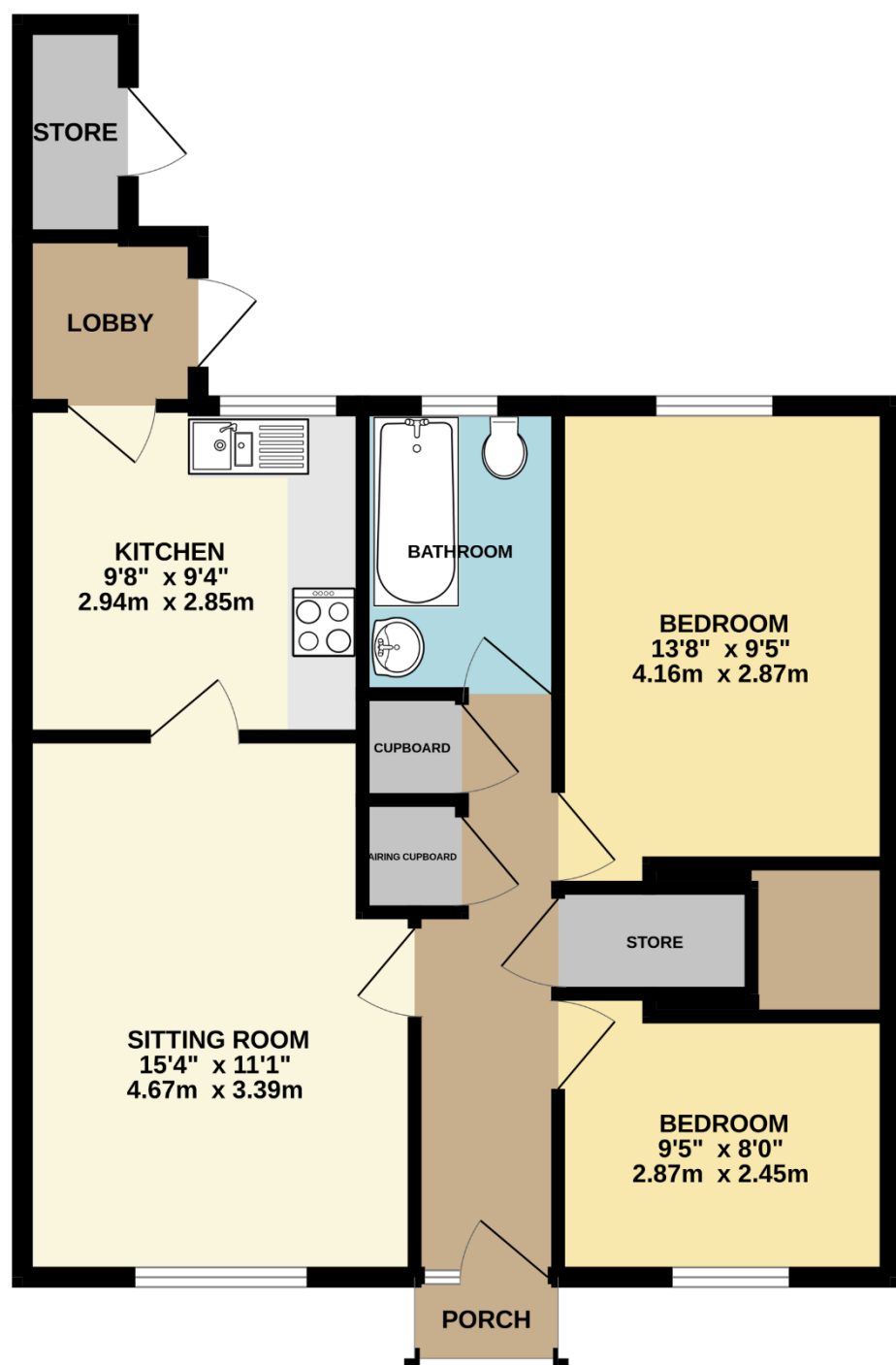
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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#### Entrance Hall:

Built-in airing cupboard with factory lagged hot water cylinder, and twin fitted immersion heaters. Built-in linen cupboard with slatted shelving. Further deep built-in cupboard with electric light. Night storage heater.

#### Sitting room: 15'4" x 11'1", (4.7m x 3.5m).

Night storage heater. TV shelf with video recess under. Wainscot. Glazed door to

#### Kitchen: 9'8 x 9'4", (2.9m x 2.8m).

1½ bowl stainless steel sink unit and adjoining fitted work surface with drawers, cupboards, appliance space and plumbing for washing machine under. Built-in 4 ring electric hob unit with cooker hood over. Matching fitted wall cupboards. Brick feature wall panel. Half glazed door to

#### Rear Porch: with power points.

#### Bedroom 1: 13'8" x 9'4", (4.2m x 2.9m).

Night storage heater.

#### Bedroom 2: 9'5" x 8'0", (2.9m x 2.5m).

Electric panel heater.

#### Bathroom:

Coloured suite of panelled bath with tiled surround and "Triton" shower fitting over. Pedestal hand basin with tiled surround. Low level WC. "Dimplex" wall mounted electric convector heater. Wainscot.

#### Outside:

To the rear of the flat is an enclosed garden area, laid mainly to lawn with paved patio area.

Attached to the rear of the property is a brick built, flat roofed **Store** with electrical connection and fitted shelves.

There is ample (unallocated) car parking close to the property, (subject to availability).

#### 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 offered for sale Leasehold, with the remainder of a 99 year lease.

Service Charge: £46.25 per month.

Ground Rent: TBA.

#### EPC: TBA.

