



12 Barons Close, Fakenham
Shared Ownership £71,750

BELTON DUFFEY



12 BARONS CLOSE, FAKENHAM, NORFOLK, NR21 8BE

A well presented modern 2 bedroom terraced house close to the town centre. Leasehold and part of shared ownership scheme. Price shown represents a 35% share. No onward chain.

DESCRIPTION

12 Barons Close is a modern 2 bedroom mid terraced house situated at the end of a cul de sac, close to the centre of the market town of Fakenham. There is accommodation briefly comprising entrance hall, cloakroom, kitchen/dining room, good size sitting room with 2 bedrooms and a bathroom upstairs. Outside, there is allocated parking and an enclosed lawned rear garden with patio.

The property is being sold leasehold as part of a local housing association shared ownership scheme allowing the purchaser to acquire an initial share of the property of 35%. The price shown represents a 35% share of the full marketing price of £205,000 and further shares in the property will be available to purchase up to 100%. Flagship Homes will retain the remaining share on which a monthly rent will be payable equal to 2.75% per annum. On the initial purchase of a 35% share, a monthly rent will be payable of £326.90 and a monthly service charge and buildings insurance charge is also payable (currently £44.11)

The property is being offered for sale with no onward chain but please note that this property does have a local connection restriction, meaning you must live, work or have a family connection in North Norfolk Council Area.

SITUATION

North Norfolk's largest town, Fakenham is a bustling and lively community ideally located for access to the coast and also for Norwich and King's Lynn. A weekly market transforms the town, bringing in visitors across the region to enjoy a huge array of food, plants, clothing and local produce stalls set around the central market place.

Fakenham offers a diverse range of amenities including bars, restaurants, coffee shops, cinema, bowling alley, supermarkets, furniture and DIY stores plus clothing retailers and a garden centre. There are infant, junior and secondary schools (including 6th form) as well as banks and a large medical centre. Situated on the River Wensum, a wide choice of picturesque walks are available with access to the National Cycle Network. Sports facilities include a fitness centre, golf, squash, tennis, indoor bowls and, not forgetting, Fakenham Racecourse.

ENTRANCE HALL

Partly glazed door to the front of the property leads into the entrance hall with staircase to first floor landing, coat hooks, radiator, wall thermostat and smoke detector.

CLOAKROOM

Wall mounted wash basin with tiled splashback, WC, radiator and vinyl flooring.



KITCHEN/DINING ROOM

3.89m x 3.23m (12' 9" x 10' 7")

A range of oak faced base and wall units with laminate worktops incorporating a stainless steel sink with chrome mixer tap, tiled splashbacks. Oven, gas hob with stainless steel extractor hood over, space and plumbing for washing machine and fridge freezer space. Room for a dining table and chairs, gas-fired central heating boiler, vinyl flooring and UPVC window to the front.

SITTING ROOM

5.38m x 3.16m (17' 8" x 10' 4")

Good size L-shaped room with radiator, UPVC window to the rear and French doors leading out to the rear garden.

FIRST FLOOR LANDING

Loft hatch and smoke detector.

BEDROOM 1

4.28m x 3.16m (14' 1" x 10' 4")

Fitted wardrobe with shelf, shelved and heated airing cupboard, radiator and UPVC window to the front.

BEDROOM 2

3.71m x 3.19m (12' 2" x 10' 6")

Radiator and UPVC window overlooking the rear garden.

BATHROOM

2.09m x 1.97m (6' 10" x 6' 6")

A white suite comprising a panelled bath with shower over and glass shower screen, pedestal wash basin and WC. Tiled splashbacks, shaver point, towel rail and mirror, radiator, vinyl flooring and UPVC window to the rear.

OUTSIDE

12 Barons Close is accessed over a shared brick weave driveway leading to the communal parking area where the property has 2 allocated spaces. A short paved walkway leads to the front entrance door and storm porch with a barked border to the side.

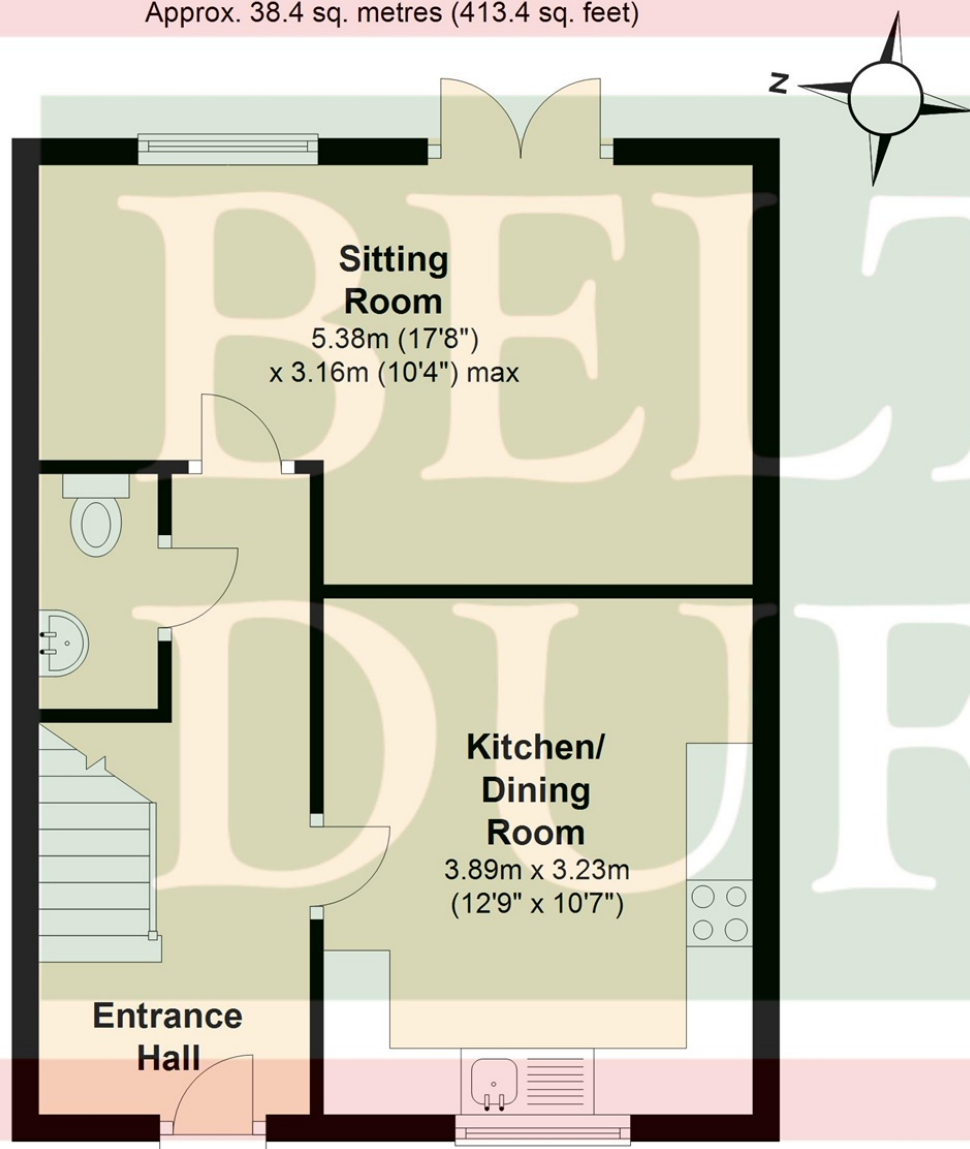
The pathway continues around to the side of the terrace and leads to a gate to the property's rear garden. The rear garden comprises a lawn with a paved seating area opening out from the sitting room French doors with fenced boundaries and a pathway to the rear where there is a timber garden shed.

DIRECTIONS

Leave Fakenham town centre on the Norwich Road and, just before the fire station, turn right into Barons Close. Continue to the end where this small development can be found on the left-hand side.

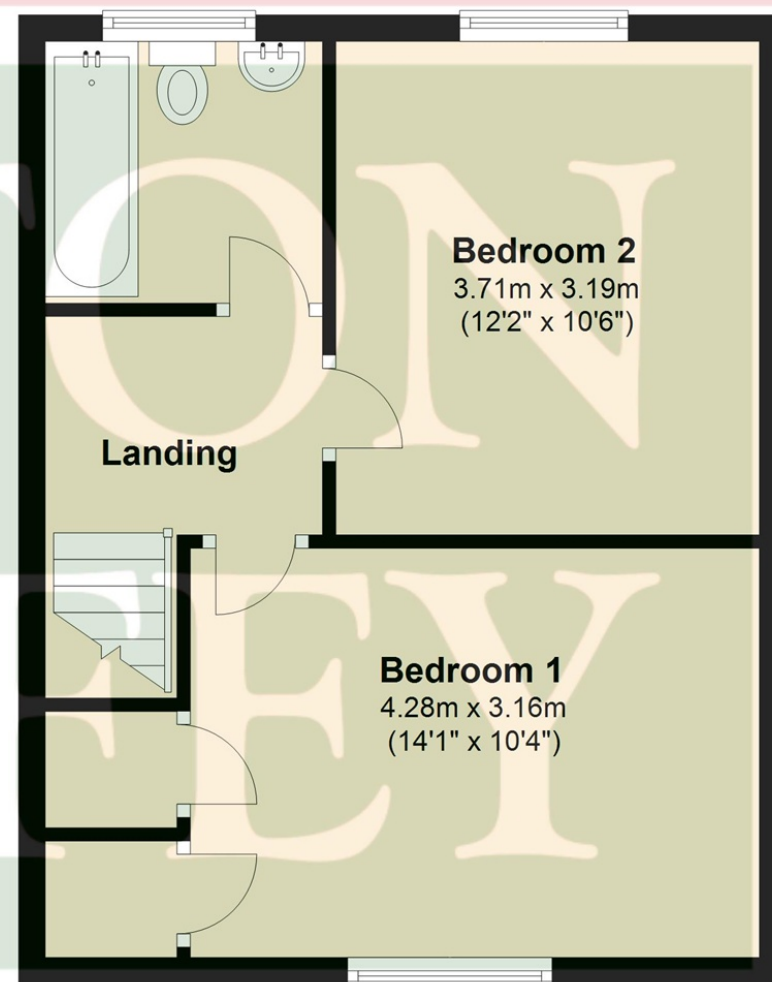
Ground Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 75.8 sq. metres (815.9 sq. feet)

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band B.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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