



1 High Terrace, Fakenham
Guide Price £150,000

BELTON DUFFEY



1 HIGH TERRACE, FAKENHAM, NORFOLK, NR21 8AW

A period house requiring refurbishment with flexible 3 storey accommodation and a south facing garden, a mile from the town centre. No chain.

DESCRIPTION

1 High Terrace is a rare opportunity to purchase a 3 storey period house now requiring a complete programme of refurbishment but situated just a mile from the centre of the market town at Fakenham. The property retains period features such as timber sash windows to the front elevation, pine 4 panel internal doors and original fireplaces with the benefit of gas-fired central heating.

There is spacious ground floor accommodation comprising a dilapidated lean-to garden room, kitchen with a separate utility, dining room, sitting room and a bathroom. Upstairs, the landing leads to 2 double bedrooms, 1 of which has a staircase leading up to a second floor attic room, ideal as a dressing room, study or nursery bedroom. Outside, there is a south facing garden which is currently in an overgrown state.

1 High Terrace is being offered for sale with no onward chain.

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.

LEAN-TO GARDEN ROOM

7.40m x 1.50m (24' 3" x 4' 11")

Lean-to garden room in a dilapidated condition. Timber construction with a polycarbonate roof and a partly glazed timber door leading into:

DINING ROOM

4.10m x 3.65m (13' 5" x 12' 0")

Open fireplace, radiator and an opening to the staircase up to the first floor landing. Sash window to the front and a UPVC window to the rear with obscured glass. Opening to the kitchen and a door leading into:

SITTING ROOM

3.65m x 3.65m (12' 0" x 12' 0")

Lovely period cast iron fireplace with tiled inserts and a marble surround, radiator, picture rail, fitted storage units and a sash window to the front.



KITCHEN

3.74m x 2.63m (12' 3" x 8' 8") at widest points.

A range of base units with laminate worktops incorporating a stainless steel sink unit, integrated gas hob and spaces for other white goods. Fitted shelving, radiator, 2 Velux windows and an opening to:

REAR HALLWAY

1.59m x 0.84m (5' 3" x 2' 9")

Space for coat hooks and shoe storage, hatch to the roof space where the gas-fired boiler is located. Door to the bathroom and an opening to the utility room.

UTILITY ROOM

1.62m x 1.26m (5' 4" x 4' 2")

Worktop with space and plumbing under for a washing machine, fitted shelving and a timber window to the rear with obscured glass.

BATHROOM

2.30m x 1.53m (7' 7" x 5' 0") at widest points.

A white suite comprising a panelled bath with an electric shower over, vanity storage unit incorporating a wash basin, WC. White towel radiator, tiled splashbacks, extractor fan and a UPVC window to the rear with obscured glass.

FIRST FLOOR LANDING

Pine floorboards and doors to the 2 first floor bedrooms.

BEDROOM 1

3.70m x 3.67m (12' 2" x 12' 0") at widest points.

Cast iron fireplace, radiator, fitted wardrobe and drawer units, sash window to the front and a door opening onto a staircase leading up to the second floor.

BEDROOM 2

3.65m x 3.08m (12' 0" x 10' 1") at widest points.

Cast iron fireplace, radiator, fitted wardrobe and storage units, also housing the hot water cylinder. Loft hatch and a sash window to the front.

SECOND FLOOR ATTIC ROOM

3.70m x 3.67m (12' 2" x 12' 0") at widest points.

Considered suitable as a dressing room, study or nursery bedroom. Part restricted head height, electric storage heater and a UPVC window to the front.

OUTSIDE

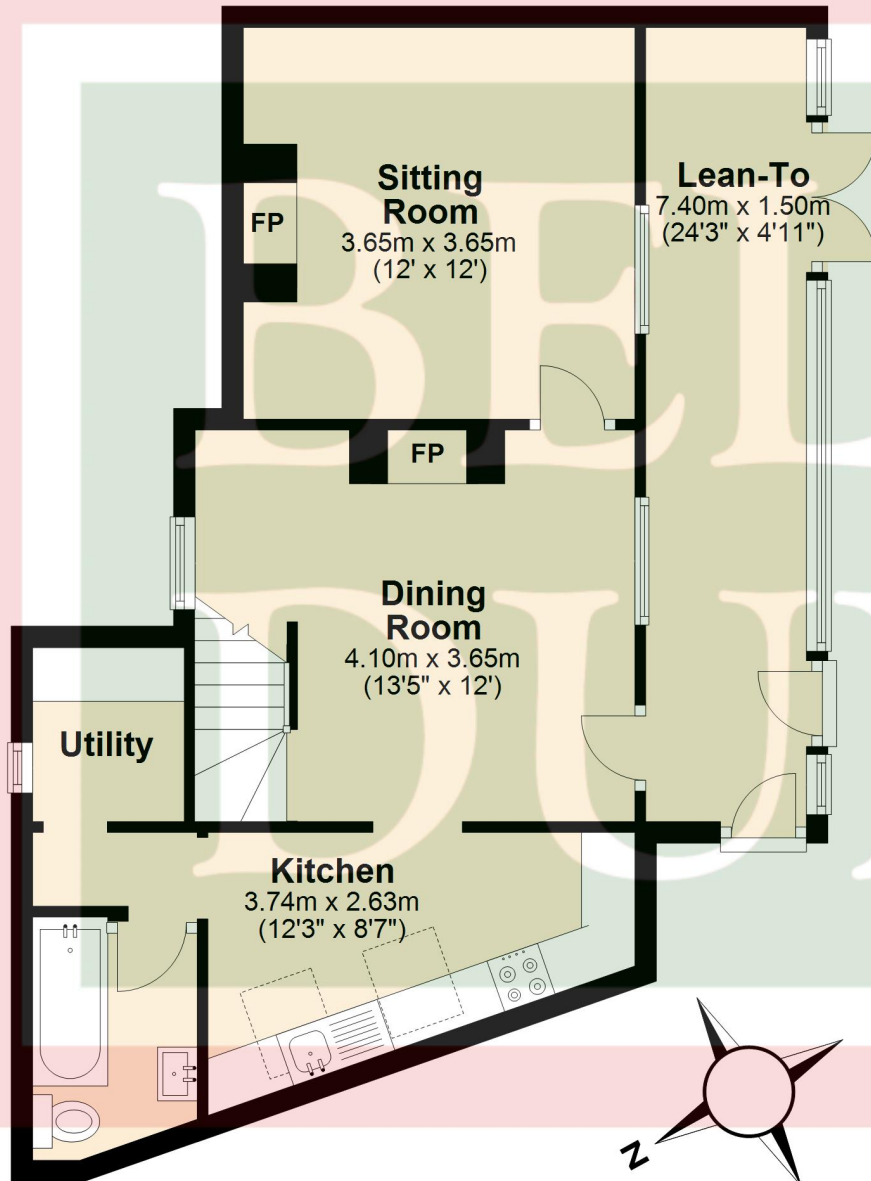
1 High Terrace has a pedestrian gate leading off Claypit Lane leading to its south facing garden, currently in an overgrown state, with fenced boundaries. Unrestricted on street parking is available on Claypit Lane but there may be scope to create a parking space in front of the property (subject to the necessary permissions).

DIRECTIONS

Leave Fakenham town centre heading north on Queens Road and, at the end, cross straight over the traffic lights onto Claypit Lane. Continue for approximately 200 yards where you will see the property on the right-hand side. opposite the turning to Dairy Farm Close.

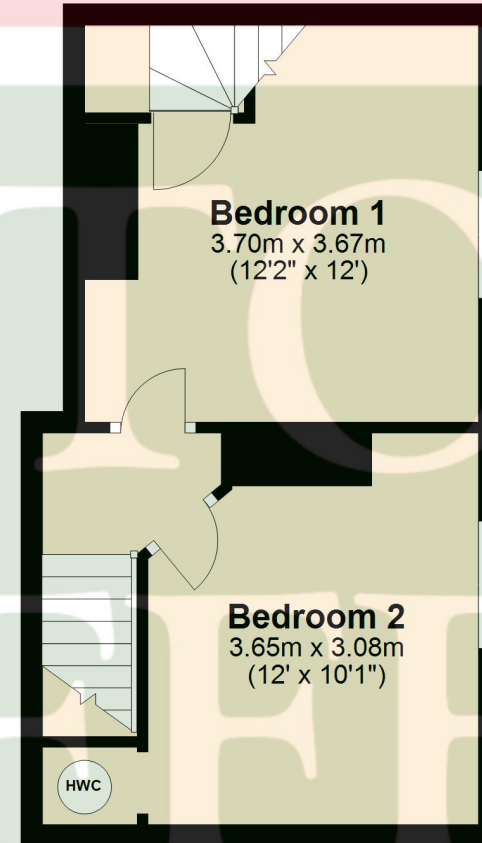
Ground Floor

Approx. 56.0 sq. metres (602.4 sq. feet)



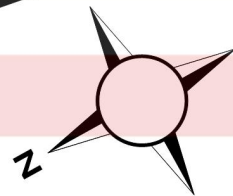
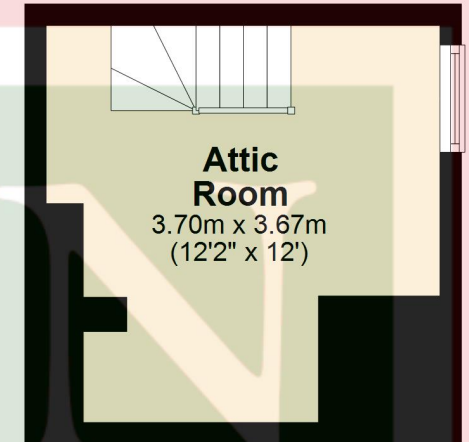
First Floor

Approx. 28.8 sq. metres (309.8 sq. feet)



Second Floor

Approx. 13.6 sq. metres (146.2 sq. feet)



Total area: approx. 98.3 sq. metres (1058.4 sq. feet)

OTHER INFORMATION

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

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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