



17 Arthur Road, Fakenham
Guide Price £135,000

BELTON DUFFEY



17 ARTHUR ROAD, FAKENHAM, NORFOLK, NR21 9RT

A 1 double bedroom end terrace house with garden and parking, situated at the end of a popular cul-de-sac on the outskirts of town. No chain.

DESCRIPTION

17 Arthur Road is a modern end terrace house situated at the end of a popular cul-de-sac on the outskirts of the market town of Fakenham. There is accommodation comprising an entrance lobby, kitchen, sitting/dining room and a landing upstairs leading to a double bedroom and bathroom. Further benefits include electric storage heating with UPVC double glazed windows.

Outside, there is a detached garden and 2 allocated parking spaces making this an ideal long term let or a low maintenance compact home.

17 Arthur Road 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.

ENTRANCE LOBBY

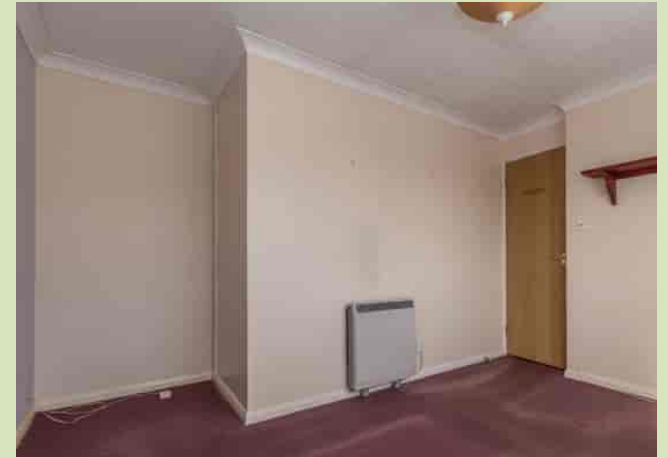
1.26m x 0.89m (4' 2" x 2' 11")

A UPVC entrance door leads from the side of the property into the entrance lobby with electric meter cupboard, coat hooks and an opening to:

SITTING/ DINING ROOM

3.75m x 3.69m (12' 4" x 12' 1")

Staircase leading up to first floor landing, electric storage heater, TV point. Laminate flooring, a window to the front of the property and an opening to:



KITCHEN

3.69m x 1.65m (12' 1" x 5' 5")

A range of wall and base units with laminate worktops incorporating a stainless steel sink with a chrome mixer tap, tiled splashbacks. Spaces for a freestanding cooker, a fridge freezer and space and plumbing for a washing machine. Laminate flooring with a window to the front.

FIRST FLOOR LANDING

Open cupboard with shelving and hanging rail, also housing the hot water cylinder. Loft hatch, smoke detector and doors to the bedroom and bathroom.

BEDROOM

3.69m x 3.47m (12' 1" x 11' 5")

Double bedroom with electric storage heater and window overlooking the front

BATHROOM

1.81m x 1.68m (5' 11" x 5' 6")

A walk in shower with a glass shower screen, electric shower and tiled walls. Pedestal wash basin and WC. Wall mounted heater and a window with obscured glass.

OUTSIDE

A detached garden laid to lawn with a small timber shed and fence boundaries. There are 2 allocated parking spaces.

DIRECTIONS

From Belton Duffey's Fakenham office, proceed across the Market Place heading out of the town, passing the library on the right. At the mini-roundabout turn left and proceed up the hill and turn right just before the petrol station. Proceed along this road and take the second right into Eckersley Drive and then the first left into Arthur Road, where the property will be found on left hand side as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric storage heating. EPC Rating Band D.

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

TENURE

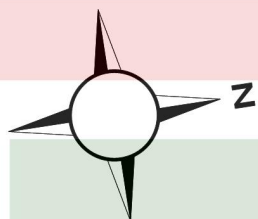
This property is for sale Freehold.

Ground Floor

Approx. 21.5 sq. metres (231.9 sq. feet)

First Floor

Approx. 19.5 sq. metres (209.8 sq. feet)



Kitchen

3.69m x 1.65m
(12'1" x 5'5")

Sitting/Dining Room

3.75m x 3.69m
(12'4" x 12'1")

Bedroom

3.47m x 2.80m
(11'5" x 9'2")

Total area: approx. 41.0 sq. metres (441.7 sq. feet)

VIEWING

Strictly by appointment with the agent.





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