



**3 Victoria Lane, Fakenham**  
**Guide Price £149,500**

**BELTON DUFFEY**



## 3 VICTORIA LANE, FAKENHAM, NORFOLK, NR21 8LB

Requiring refurbishment, 2 bedroom mid terrace cottage located within a 3 minute drive to all the town's amenities. No onward chain.

### DESCRIPTION

Offered for sale with no onward chain, 3 Victoria Lane is a mid terrace cottage situated on a private lane just a short drive into the centre of the market town of Fakenham. The property does now require a programme of refurbishment making this an ideal investor or first time buyer opportunity. The ground floor accommodation comprises a porch, sitting/dining room, kitchen, rear porch and shower room whilst upstairs, the landing leads to 2 bedrooms.

Outside, the cottage has a small gravelled frontage, a detached lawned garden to the rear and 2 small storage areas to the side of the terrace. Unrestricted on street parking is available on Victoria Lane.

### 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.

### PORCH

1.35m x 1.08m (4' 5" x 3' 7")

A partly glazed UPVC door leads from the front of the property into the porch of UPVC double glazed construction with a polycarbonate roof and obscured glass windows. Vinyl flooring and a glazed timber door leading into the sitting/dining room.

### SITTING/DINING ROOM

3.38m x 3.67m (11' 1" x 12' 0")

Tiled fireplace housing gas fire, window to the front and a door leading into:

### KITCHEN

2.8m x 2.45m (9' 2" x 8' 0")

A range of white base and wall units with laminate worktops incorporating a resin one and a half bowl sink unit with mixer tap, tiled splashbacks. Newlec electric water heater, electric cooker (included in sale) with an extractor hood over, fridge freezer space. Understairs storage cupboard, door opening onto the staircase leading up to the first floor landing, window to the rear and a glazed timber door leading into:



## **REAR LOBBY**

Built-in shelved airing cupboard with double doors housing the hot water cylinder, door to the shower room and a glazed UPVC door with obscured glass leading into the rear porch.

## **SHOWER ROOM**

2.0m x 1.74m (6' 7" x 5' 9")

A suite comprising a shower cubicle with an electric shower, pedestal wash basin and WC. Heated towel rail, electric wall heater, extractor fan, tiled walls and a window to the side with obscured glass.

## **REAR PORCH**

1.27m x 1.2m (4' 2" x 3' 11")

Space and plumbing for a washing machine, window to the side with obscured glass and a glazed door leading outside.

## **FIRST FLOOR LANDING**

Doors to the 2 bedrooms.

## **BEDROOM 1**

3.7m x 3.37m (12' 2" x 11' 1")

Boarded up fireplace and a window to the front.

## **BEDROOM 2**

2.76m x 2.5m (9' 1" x 8' 2")

Exposed ceiling beam, vinyl flooring and a window to the rear.

## **OUTSIDE**

Number 3 is accessed directly off Victoria Lane over small gravelled frontage with space for refuse bins. A concrete ramp leads up to the entrance porch with outside light. Unrestricted on street parking is available on Victoria Lane.

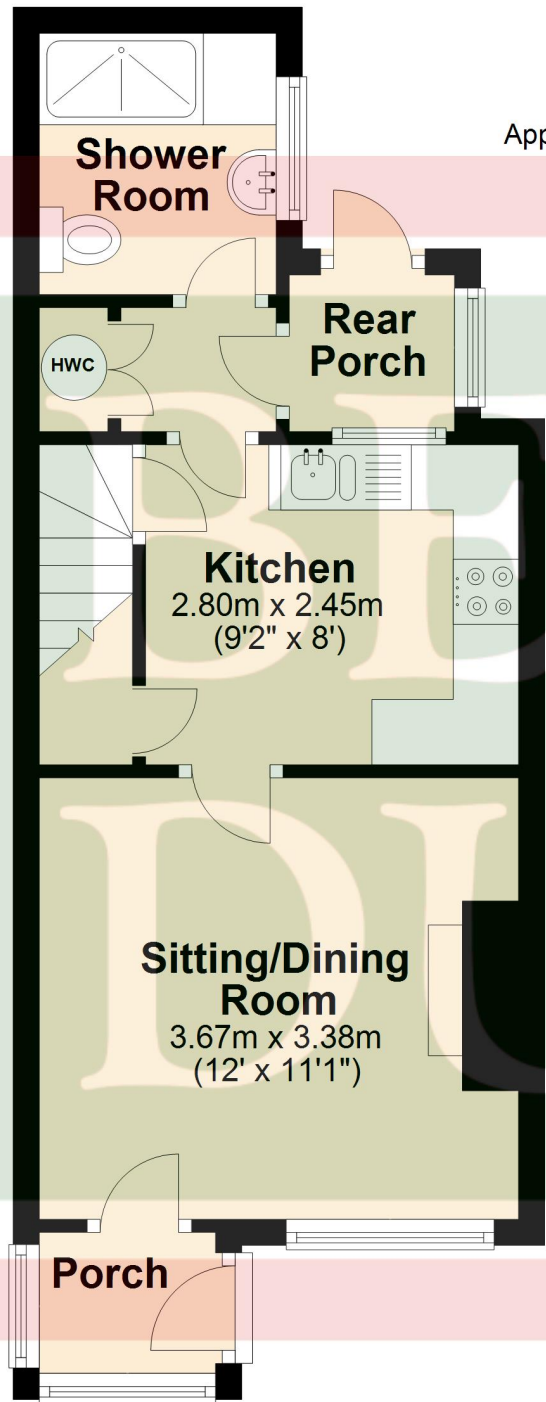
Currently the property has a pedestrian right of access to the side of the terrace where number 3 owns 2 small pieces of land with space for storage and where there is a timber shed. The detached rear garden, accessed via a right of way over the neighbouring garden, comprises a lawn with fenced boundaries, dilapidated shed and a concrete walkway. The vendors/owners of the neighbouring property have indicated that they are willing to include this access land in the sale of the property. Please ask Belton Duffey for a copy of the current Title Plan and for more information on the rights of way.

## **DIRECTIONS**

Leave Fakenham town centre heading east on Norwich Road for approximately half a mile and turn right into Victoria Lane. Number 3 is a little further up on the left-hand side.

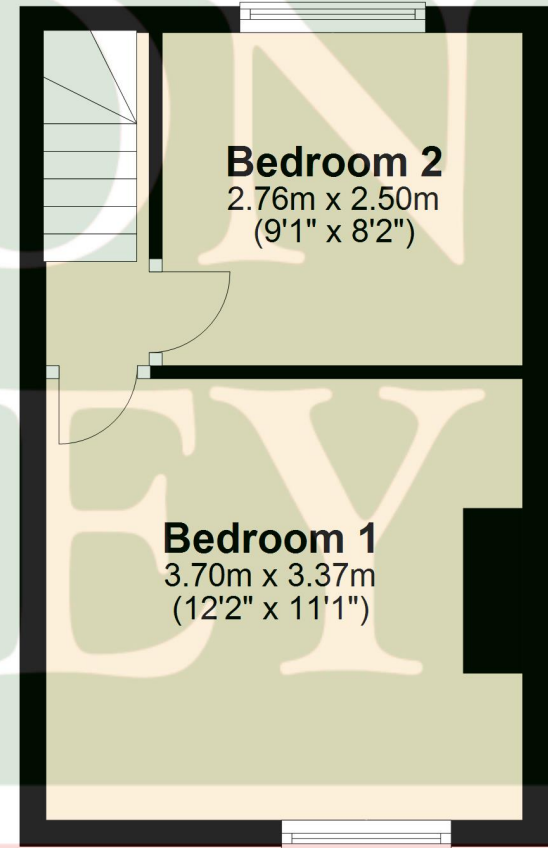
## Ground Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



## First Floor

Approx. 21.9 sq. metres (236.0 sq. feet)



Total area: approx. 52.4 sq. metres (564.1 sq. feet)

## OTHER INFORMATION

Mains water, mains drainage and mains electricity. EPC Rating Band E.

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

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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