



10 Arthur Road, Fakenham
Guide Price £140,000

BELTON DUFFEY



10 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

10 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 and doors throughout.

Outside, there is a lawned and paved garden with an allocated parking space making this an ideal second home, long term let or a low maintenance compact home.

10 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

1.25m x 0.87m (4' 1" x 2' 10")

A composite 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

3.72m x 3.71m (12' 2" x 12' 2")

Staircase leading up to the first floor landing, electric storage heater, TV point. UPVC French doors leading outside to the garden. Wide opening to:



KITCHEN

3.74m x 1.70m (12' 3" x 5' 7")

A range of gloss white base and wall units with laminate worktops incorporating a stainless steel sink unit with chrome mixer tap, tiled splashbacks. Integrated cooker and induction hob with an extractor hood over, space and plumbing for a washing machine and space for a tall freestanding fridge freezer. Vinyl flooring and a UPVC window overlooking the garden.

FIRST FLOOR LANDING

Fitted cupboard with mirrored sliding doors, hanging rail and shelving, also housing the hot water cylinder. Electric storage heater, loft hatch, smoke detector and doors to the bedroom and bathroom.

BEDROOM

3.70m x 3.49m (12' 2" x 11' 5") at widest points.

Double bedroom with electric storage heater and a UPVC window overlooking the garden.

BATHROOM

1.87m x 1.85m (6' 2" x 6' 1")

A suite comprising a panelled bath with an electric shower over and glass shower screen, pedestal wash basin, WC. White towel radiator, tiled walls, extractor fan and a UPVC window with obscured glass.

OUTSIDE

A paved walkway to the side of the property leads to the entrance door with a timber gate to the garden. The garden comprises a paved terrace, lawn with perimeter borders, timber garden shed and fenced boundaries. To the rear of the property, there is an allocated parking space.

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 at the end of the cul-de-sac, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

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

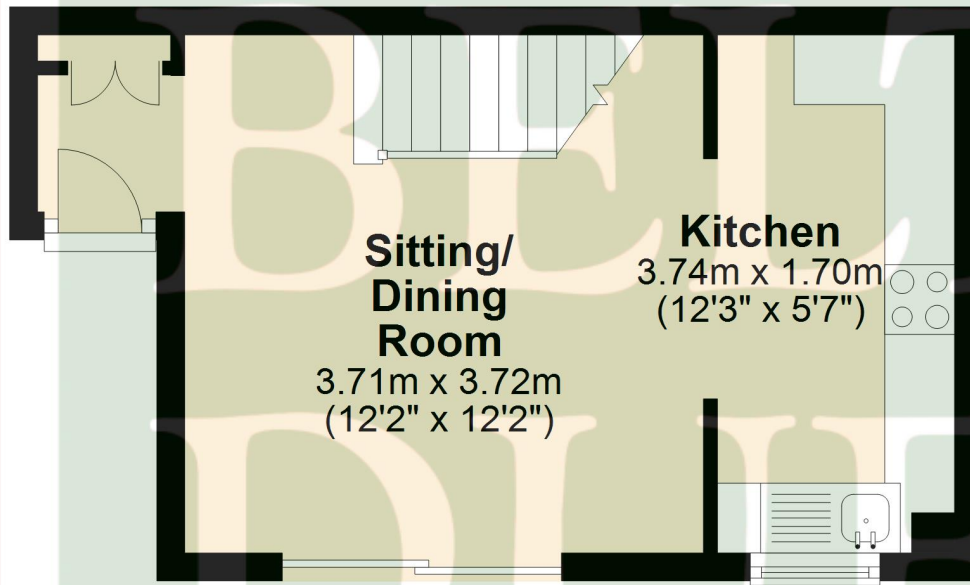
North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band A.

TENURE

This property is for sale Freehold.

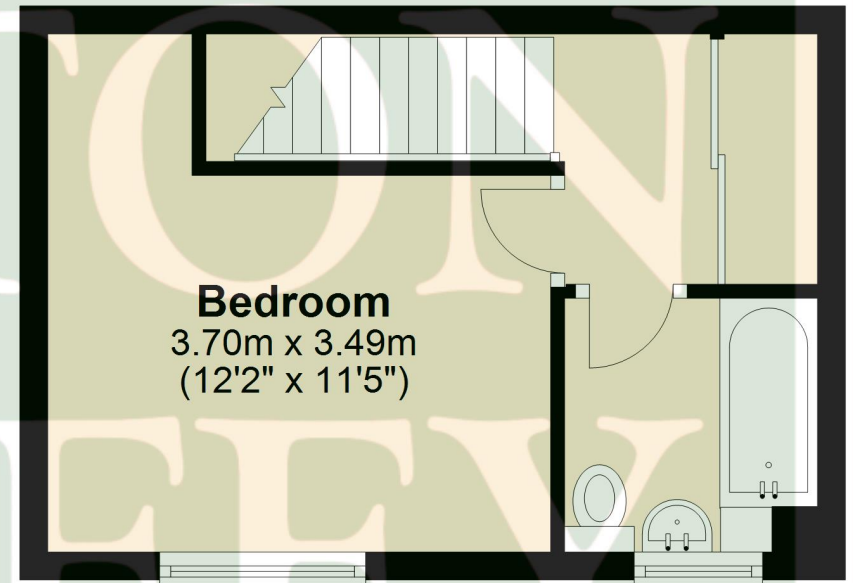
Ground Floor

Approx. 21.9 sq. metres (235.3 sq. feet)



First Floor

Approx. 20.5 sq. metres (220.2 sq. feet)



Total area: approx. 42.3 sq. metres (455.5 sq. feet)

VIEWING

Strictly by appointment with the agent.





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