



105 Norwich Road, Fakenham
Guide Price £192,500

BELTON DUFFEY

105 NORWICH ROAD, FAKENHAM, NORFOLK, NR21 8HH

A well presented modern 2 bedroom end terrace house with parking and gardens, situated within walking distance of the town centre.

DESCRIPTION

105 Norwich Road is a modern end terrace house situated in a convenient location within walking distance of the centre of the market town of Fakenham. The property has well presented accommodation comprising an entrance porch, sitting/dining room, kitchen/breakfast room with a landing upstairs leading to 2 bedrooms and a bathroom. Further benefits include UPVC double glazed windows and doors throughout, painted panelled internal doors and gas-fired central heating to radiators.

Outside, there are gardens to the front and rear of the property and an allocated parking space.

105 Norwich Road would equally suit both buy-to-let investment buyers or those looking for a low maintenance 2 bedroom home close to all of the amenities on offer in Fakenham.



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 PORCH

1.24m x 1.00m (4' 1" x 3' 3")

A partly glazed composite leads from the front of the property into the entrance porch with space for coat hooks and shoe storage etc, ceramic tiled flooring and a door leading into:

SITTING/DINING ROOM

4.56m x 3.87m (15 x 12'8)

A spacious double aspect sitting/dining room with UPVC windows overlooking the gardens to the front and side, staircase leading up to the first floor landing, radiator. Opening leading into:

KITCHEN/BREAKFAST ROOM

3.68m x 2.50 m (12'8 x 8'3)

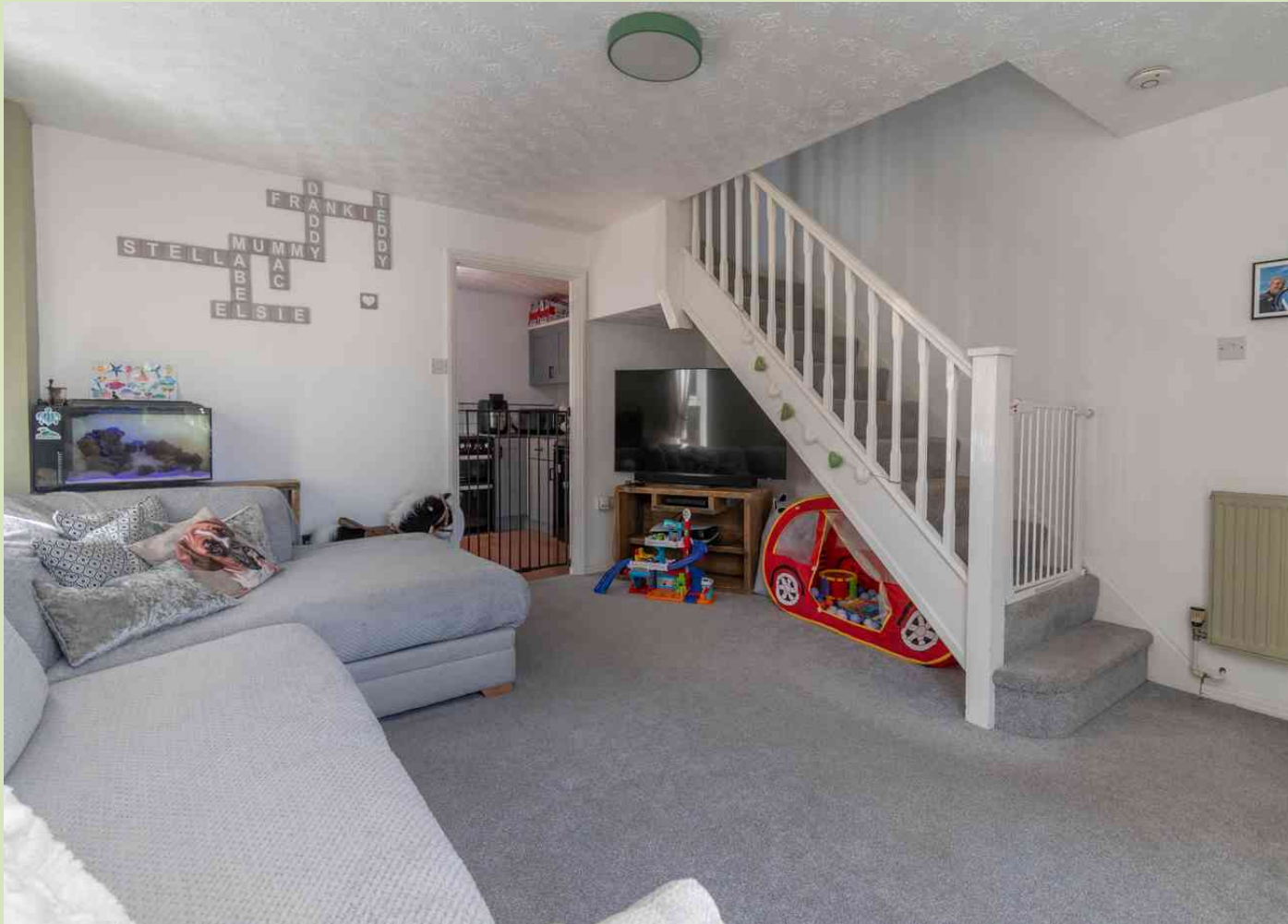
A range of Shaker style base and wall units with laminate worktops incorporating a resin sink unit with stainless steel mixer tap, tiled splashbacks. Cooker space, spaces and plumbing for a washing machine, fridge and freezer.

Room for a small breakfast table and chairs, ceramic tiled flooring, gas-fired combi boiler providing heating and hot water, radiator. UPVC window overlooking the rear garden and a partly glazed UPVC door leading outside to the side of the property.

FIRST FLOOR LANDING

2.24 m x 1.90 m (7'4 x 6'3)

Galleried first floor landing with loft hatch, radiator and doors to the 2 bedrooms and bathroom.



BEDROOM 1

3.86 m x 2.51 m (12'8 x 8'3)

2 UPVC windows overlooking the rear garden, radiator.

BEDROOM 2

3.83 m x 1.23 m (12'7 x 7'4)

2 UPVC windows to the front, radiator and a built-in storage cupboard.

BATHROOM

2.24 m x 1.86 m (7'4 x 6'1)

A white suite comprising a bath with a shower over, pedestal wash basin and WC. Ceramic tiled flooring and splashbacks, chrome towel radiator and a UPVC window to the side with obscured glass.

OUTSIDE

Number 105 is set back off Norwich Road behind a low maintenance slate chipped front garden with several mature plants and trees and a paved pathway to the front entrance porch. Fenced and hedged boundaries, outside light.

A tall timber pedestrian gate leads to the side of the property where there is a west facing patio, raised slate chipped bed with space for planters etc and access to the side door to the kitchen/breakfast room. The rear garden beyond comprises a lawn with a patio, ornamental pond, fenced boundaries, garden shed (with power connected), outside tap, lighting and power sockets.

To the rear of the garden, a timber gate gives access to an alleyway that leads to the parking area where number 105 has an allocated parking space and there is also communal visitor parking.

DIRECTIONS

Leave Fakenham town centre heading east on the Norwich Road and after approximately half a mile the property can be found on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. 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.

VIEWING

Strictly by appointment with the agent.

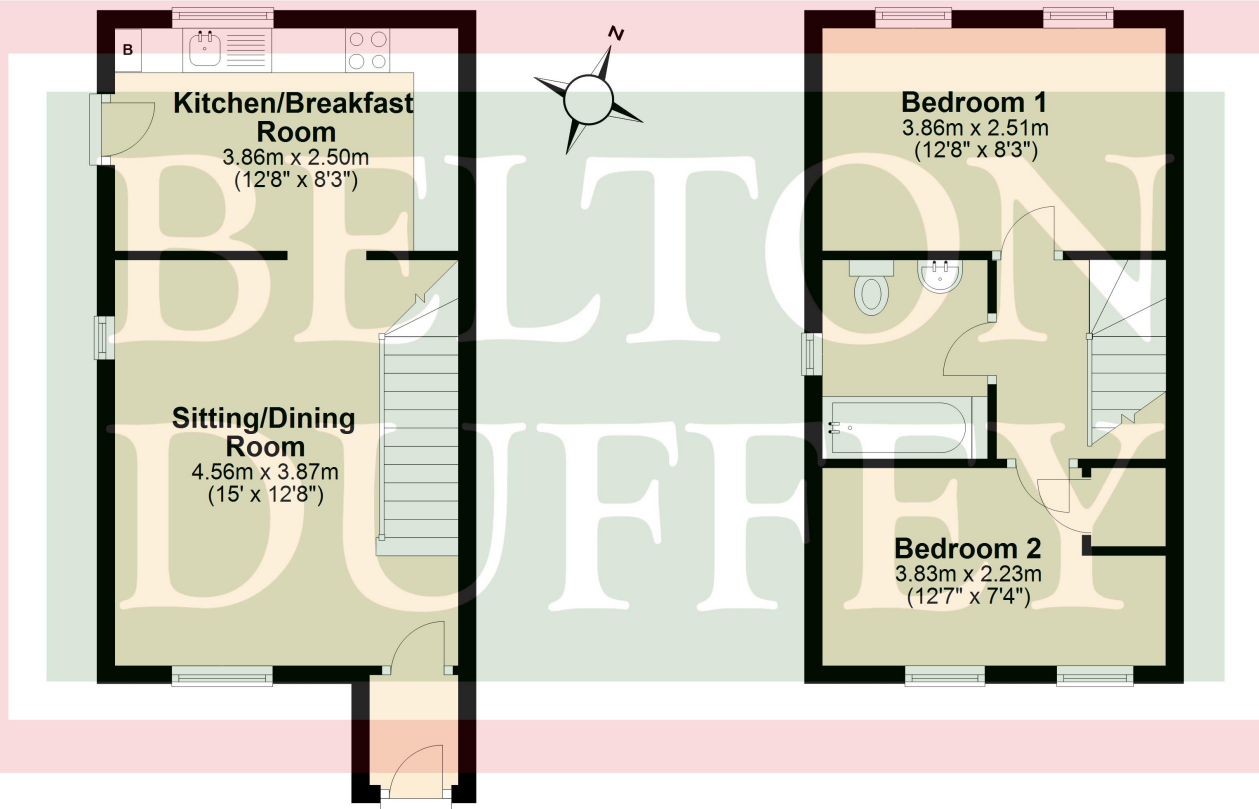


Ground Floor

Approx. 29.0 sq. metres (312.7 sq. feet)

First Floor

Approx. 27.7 sq. metres (297.6 sq. feet)



Total area: approx. 56.7 sq. metres (610.3 sq. feet)





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