

Freehold £260,000

Brick Kiln Road, Fakenham, Norfolk NR21 8QB



- Two Storey, Mid Terrace House
- Bathroom, Shower Room and Cloakroom
- South East Facing Rear Garden
- Approx. 904 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Parking for Two Cars

GENERAL DESCRIPTION

This recently-constructed and smartly-presented property has a ground-floor cloakroom, a good-sized reception room and a spacious kitchen/dining room. Patio doors open onto the neatly-kept, south-east-facing rear garden. On the first floor of the house is a main bedroom with en-suite shower room plus a second comfortable double bedroom, a smaller third bedroom and a naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. Brick Kiln Road is part of a development on the semi-rural outskirts of Fakenham. The town centre is within walking distance or a brief cycle ride and Holkham's sandy beach and national nature reserve are only a half-hour drive away (Google Maps). A driveway, which can be accessed either from the road side or via a path from the rear garden, provides off-street parking space for two cars. Fakenham Infant and Nursery School, Fakenham Junior School and Fakenham (Secondary) Academy are all Ofsted rated 'Good'.

Tenure: Freehold.

Estate Charge: £17.58 per month (subject to annual review).

Council Tax: Band B, North Norfolk District Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

