





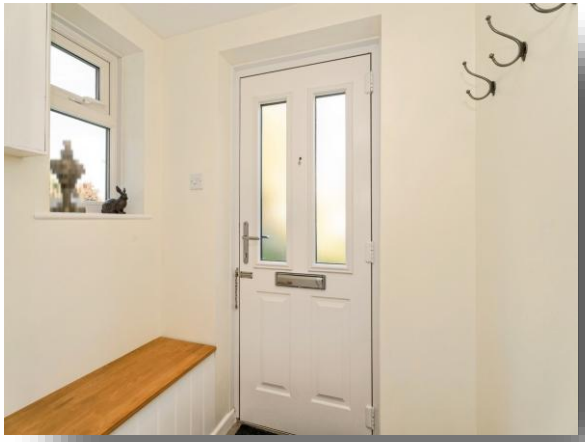
Batterby Green, Hempton Fakenham NR21 7LY

william h brown

welcome to

Batterby Green, Hempton Fakenham

Wake up to beautiful countryside views from this attractive village home. With two generous double bedrooms, a cosy wood-burning stove and no onward chain, it's an ideal opportunity to enjoy village living in Hempton.













Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Accommodation
Entrance Porch
Tiled flooring, bench seat with shoe storage under.

Lounge
Carpet, double glazed uPvc window to front, wood burner inset fireplace and stairs to the first floor.

Dining Room
Tile floor, double glazed uPvc sliding patio doors to garden.

Kitchen
Shaker style kitchen with wall and base units, laminate blocked oak effect worktop, ceramic sink and drainer with chrome tap, space for appliances, new boiler (installed in 2025) with Hive heating system. Tiled flooring. Double glazed uPvc window overlooking the garden.

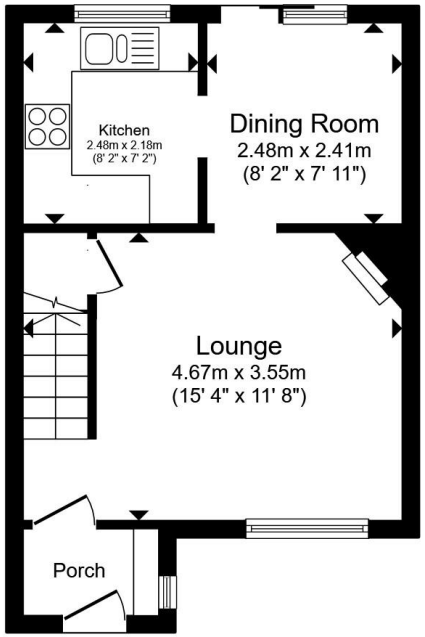
Landing
Bedroom 1
Space to fit a Super King bed frame, double glazed uPvc window to front, radiator, carpet and built in wardrobes.

Bedroom 2
Space to fit a King Size bed frame, double glazed uPvc window to rear providing field views, radiator and carpet.

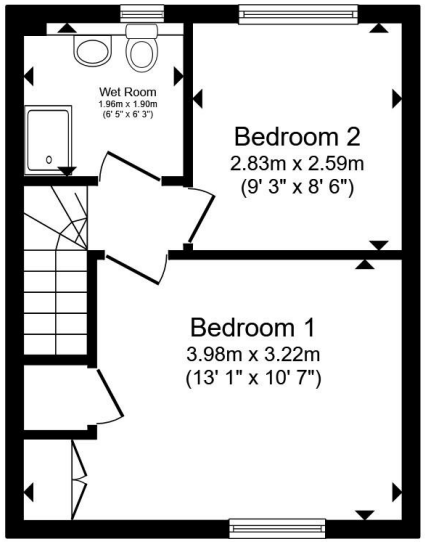
Bathroom
Walk in shower, partially tiled walls, sink, WC, chrome towel rail, double glazed uPvc window featuring obscured glass.

Outside
The property has an enclosed rear garden with stunning field views. The rear garden is partially decking, a paved area with a shed and turf. There is offroad parking to the left of the buildings for two vehicles with a gate that leads you to a private path to the rear garden.

Agents Note
The property is subject to covenants that prohibit the keeping of farm animals on the plot. An annual management charge of approximately £95 is payable for the upkeep of communal areas. Purchasers will also be required to become a member of Batterby Green Management Company, with a one-off joining fee anticipated to be £750. Buyers are advised to verify these details with their solicitor during the conveyancing process.



Ground Floor



First Floor

Total floor area 59.2 m² (637 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Batterby Green, Hempton Fakenham

- Charming Two Bedroom Village Home
- Beautifully Presented Throughout
- Modernised Heating System
- Wood Burner
- Shower Room with Walk In Shower

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£240,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108895 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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