





The Glebe, Stibbard Fakenham NR21 0LU

william h brown

welcome to

The Glebe, Stibbard Fakenham

Village living at its best. This beautifully presented three-bedroom semi-detached home offers spacious, well-appointed accommodation, ample off-road parking and an impressive garden complete with summerhouse/studio, all within easy reach of Fakenham and the North Norfolk coast.













Agent Notes
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.

Oil Heating.

Accommodation
Entrance Hall
New wooden flooring.

Dining Room
Wooden flooring. Fireplace feature. Double-glazed window to the rear. Radiator.

Lounge
New wooden flooring. Double-glazed window to the rear. Door leading to the kitchen.

Kitchen
New wooden flooring. Fitted with wall and base units, stainless-steel sink drainer; with space for oven and fridge freezer. Double-glazed window to the front.

Utility
New wooden flooring. Space for washing machine and tumble dryer. Sink and drainer. Storage. Double-glazed window to the side. Radiator. Separate WC room.

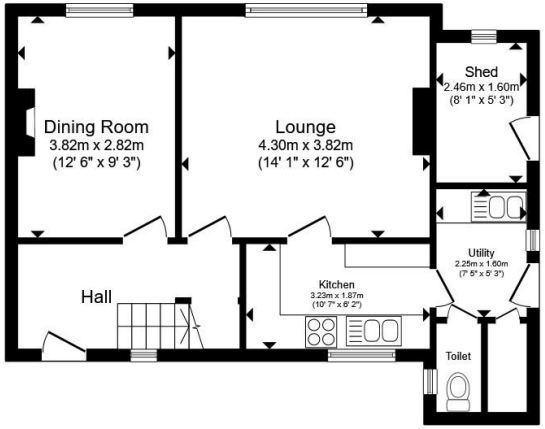
First Floor
Bedroom One
Carpeted flooring. Double-glazed window to the side and rear. Radiator.

Bedroom Two
Carpeted flooring. Storage. Double-glazed window to the rear. Radiator.

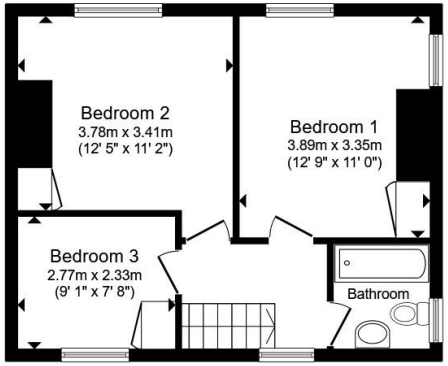
Bedroom Three
Carpeted flooring. Small double size bedroom. Double-glazed window to the front. Radiator.

Bathroom
Vinyl flooring with fully tiled walls. Fitted with WC, wash hand basin, bath with electric shower over the top and glass shower screen. Chrome towel rail. Double-glazed window to the side.

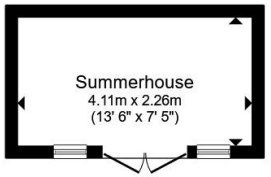
Outside
Rear Garden
Laid to lawn with some shrubs and a gravel pathway leading to gravelled arear at the rear with a summer house. Two sheds for storage.



Ground Floor



First Floor



Outbuilding

Total floor area 104.6 m² (1,126 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

The Glebe, Stibbard Fakenham

- Three-Bedroom Semi-Detached Home
- Spacious Living Room with Separate Dining Room
- Beauifully Maintained Rear Garden
- Summerhouse/Studio
- Ample Off-Road Parking

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

£325,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108882 - 0003

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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