





Holt Road, Fakenham NR21 8DY

william h brown

welcome to

Holt Road, Fakenham

Set within generous private grounds, this attractive three-bedroom detached home offers spacious accommodation, expansive gardens and full planning consent for a separate three-bedroom chalet bungalow, perfectly suited to development, investment or multi-generational living.













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.

Entrance Hall
Radiator and double glazed window to the front.

Lounge
20' 6" x 12' 3" (6.25m x 3.73m)
Open fire, radiator, two sash windows to the front and side.

Kitchen/Diner
12' 3" x 21' 7" (3.73m x 6.58m)
Kitchen with wall and base units, eye level oven, sink with drainer, plumbing for washing machine and dishwasher, tiled splash back, radiator and window to the front and rear.

Conservatory
9' 2" x 19' 3" (2.79m x 5.87m)
Radiator, sliding doors to the rear and window surround.

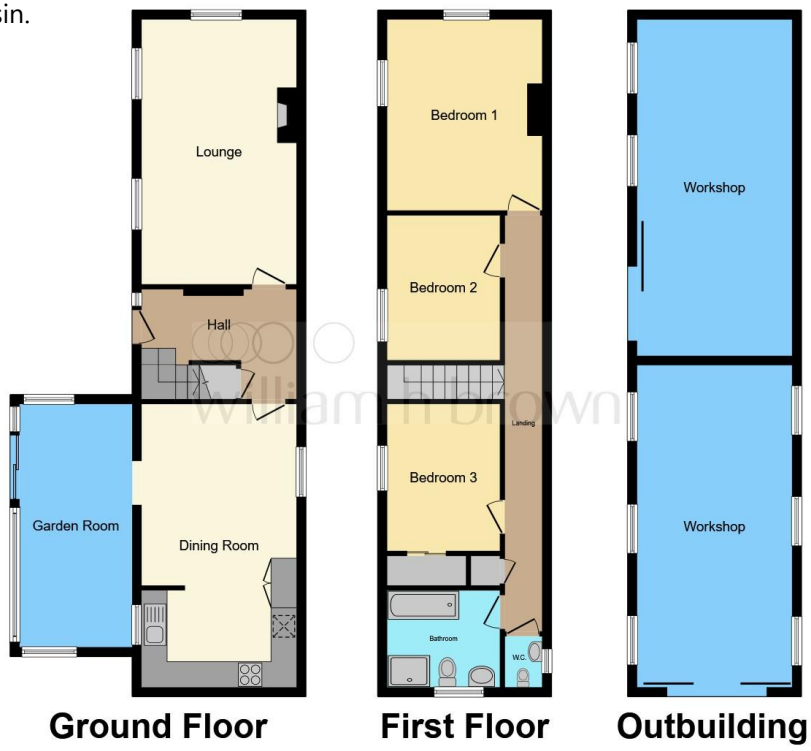
Bedroom One
12' 2" x 15' 2" (3.71m x 4.62m)
Radiator and sash windows to the front and side.

Bedroom Two
11' 5" x 9' (3.48m x 2.74m)
Radiator and sash window to the side.

Bedroom Three
9' x 14' (2.74m x 4.27m)
Fitted wardrobe, radiator and sash window to the side.

Bathroom
Suite comprising of bath, shower cubicle, WC, wash hand basin and window to the side.

WC
WC and wash hand basin.



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.focalagent.com

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welcome to

Holt Road, Fakenham

- Guide Price £400,000 - £450,000
- Planning Permission To Build Three Bedroom Chalet
- PLANNING REF: PF/19/1980
- A Wealth of Potential
- Nicely Presented Three Bedroom Detached House

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

guide price

£400,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
FKM108602 - 0012

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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