



18 Wells Road, FAKENHAM.

NR21 9AA.

£170,000

TO BE SOLD AS LET.

INVESTMENT OPPORTUNITY

Modernised, mid-terraced Period Cottage with gas centrally heated and double glazed 2 bedroomed accommodation, conveniently located, just ¼ mile from the Town Centre.

The accommodation comprises, on the Ground Floor: Sitting room, Dining Area and Kitchen.
On the First Floor: Small Landing, 2 Bedrooms and Bathroom.

Outside, there is a small front garden, and an enclosed garden to the rear.

There is no car parking space with the property, but a Council Car Park is within 200 yards, and an annual parking permit is available from NNDC at a cost of £204.

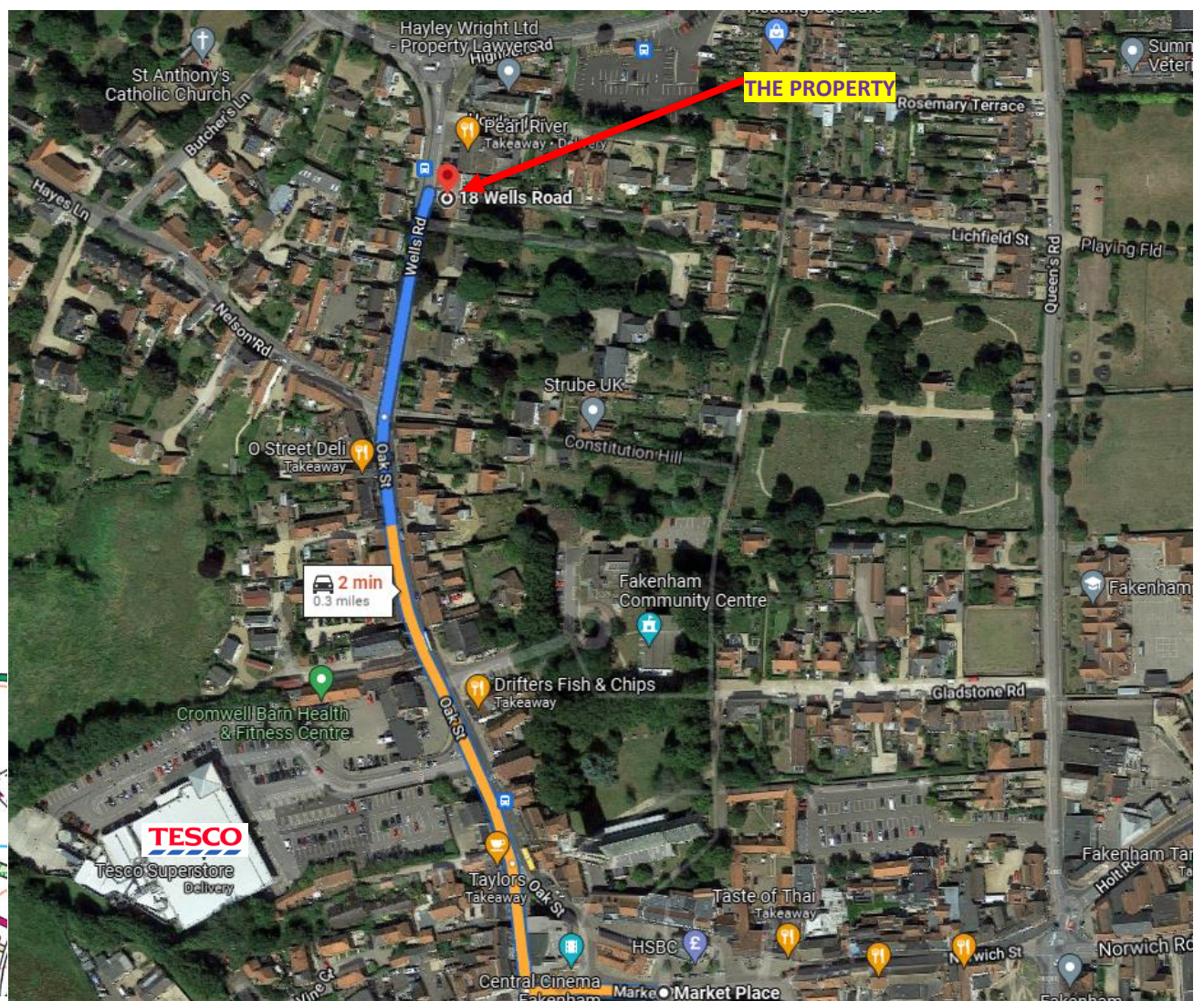
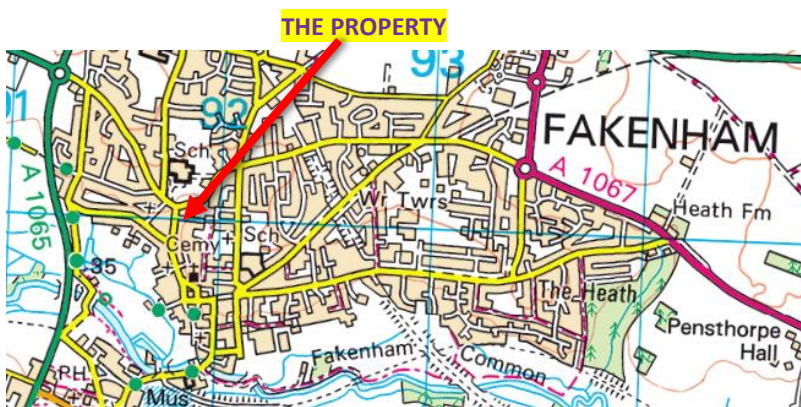
The Premises are presently let on a (now periodic) Assured Shorthold Tenancy Agreement, which began in August, 2020. The rent is currently £600 per month (£7200pa).

(Full details of the Lease are available to bona fide applicants upon request).

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From the Market Square take Oak Street, and continue into Wells Road. The property is on the right, just before the end of the road.

Location: Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.



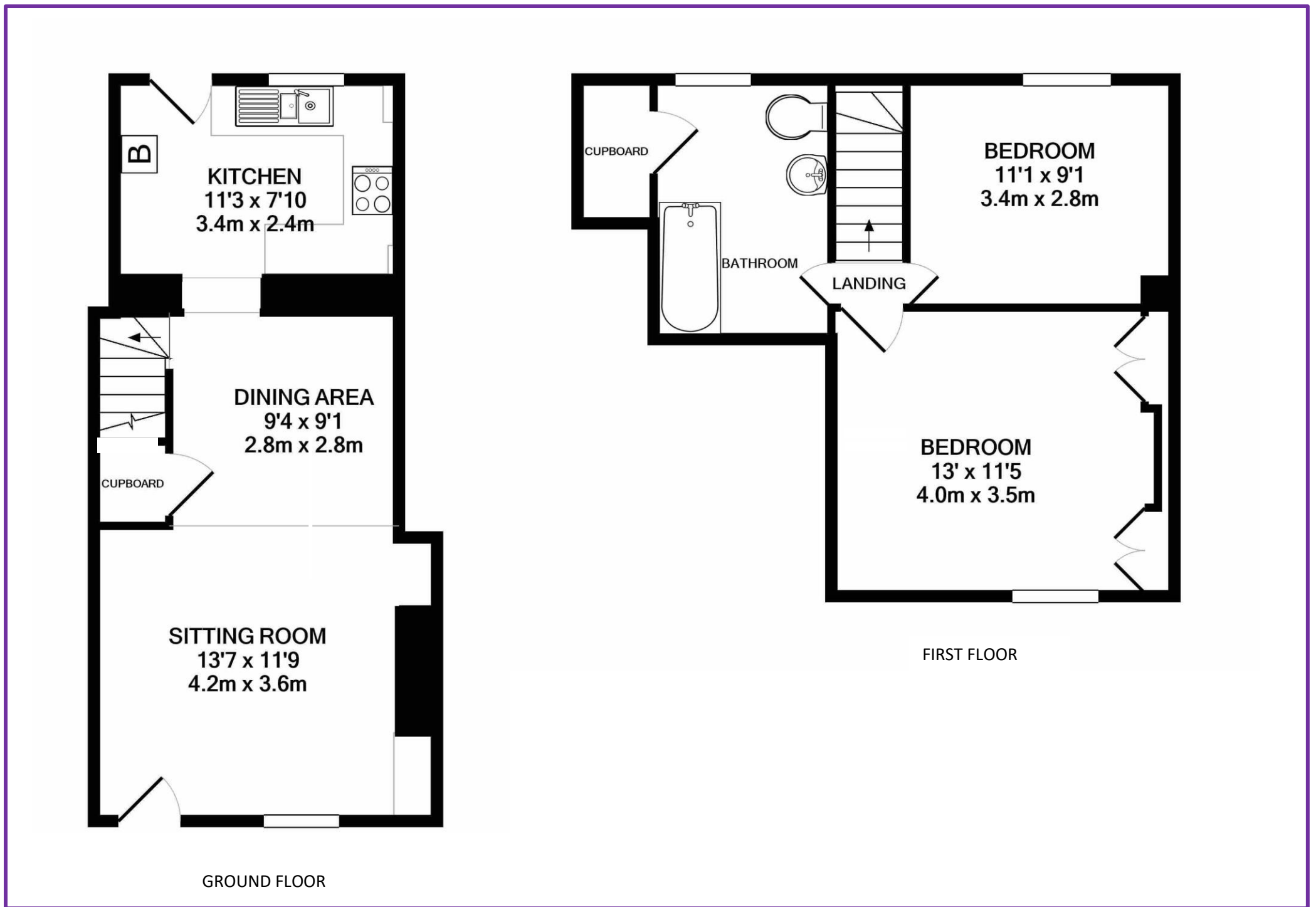
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Ground Floor:

Part double glazed front door to;

Sitting room: 13'7" x 11'9", (4.2m x 3.6m).

Fitted double cupboard. Telephone point. Ceiling recessed spotlights. Through to

Dining Area: 9'4" x 9'1", (2.8m x 2.8m).

Under-stairs cupboard. Ceiling recessed spotlights.

Kitchen: 11'3" x 7'10", (3.4m x 2.4m).

1½ bowl stainless steel sink unit with mixer tap, set in fitted work top with drawers, cupboards, appliance space and plumbing for washing machine under. 4 ring electric **hob unit** with **oven** under, and **recirculating hood** over. Matching wall cupboard. Wall mounted gas fired central heating boiler. Tiled floor. Ceiling recessed spotlights. Half double glazed door to rear garden.

First Floor:

Small Landing:

Hatch to roof space. Dimmer switch.

Bedroom 1: 13'0" x 11'5", (4.0m x 3.5m).

2 built-in double wardrobe cupboards, and fitted shelving. Dimmer switch.

Bedroom 2: 11'1" x 9'1", (3.4m x 2.8m).

Dimmer switch.

Half tiled Bathroom:

White suite of panelled bath, pedestal hand basin and low level WC. Deep, built-in storage cupboard. Tiled floor. Ceiling recessed spotlights.

Outside:

To the front of the property is a small flower garden.

A shared pedestrian access for the benefit of this property leads through an archway, and then to a gate and the rear of the property, where there is a well enclosed garden with concrete path.

A pedestrian right of way for the benefit of the adjoining property passes through the rear garden.

Services:

All mains services are connected to the property.

District Authority:

North Norfolk District Council, Cromer. Tel: 01263 513811.

Tax Band: "A".

EPC: D

