



2 Fayregreen, FAKENHAM. NR21 8HE.

Offers sought in the region of
£130,000
LEASEHOLD

Modern, semi-detached Bungalow with electric heating and double glazing, and benefitting from a conservatory, allocated car parking space and a well enclosed Garden. Located in a sought-after, Sheltered development with resident Warden, specially designed for the over-55's; conveniently located within ½ mile of the Town Centre.

Canopy Entrance Porch, Entrance Hall, Sitting room, Conservatory, Kitchen, Bedroom and Fully tiled Wet room.

Well enclosed garden to rear. Allocated car parking space.

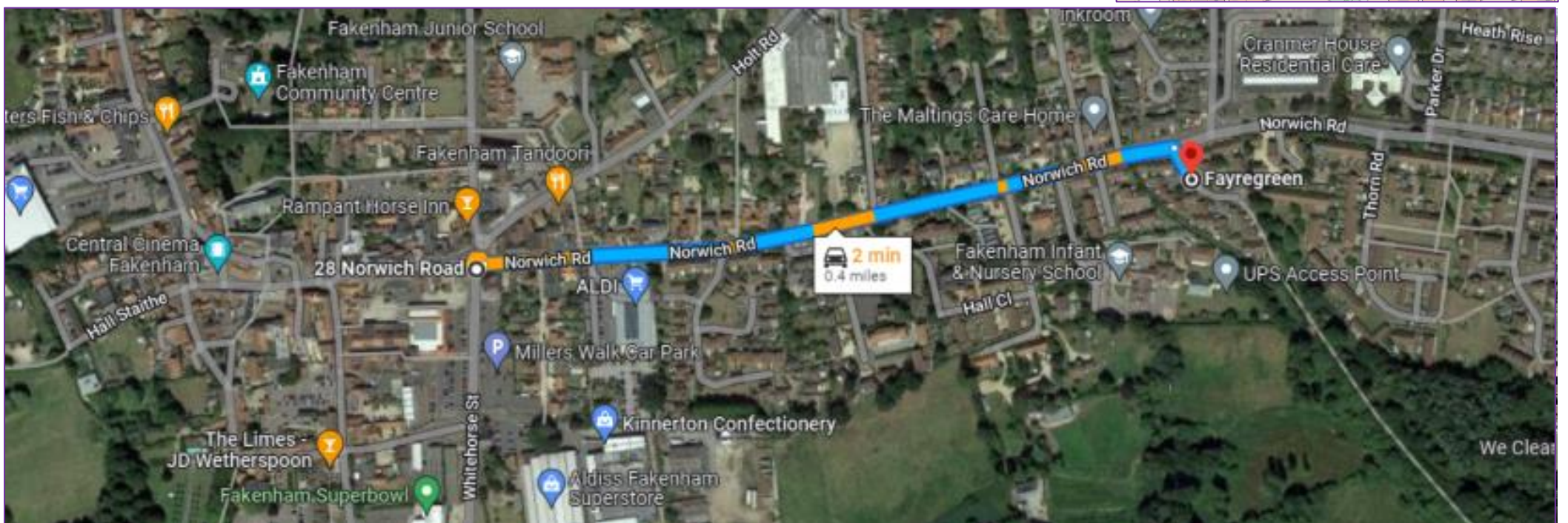
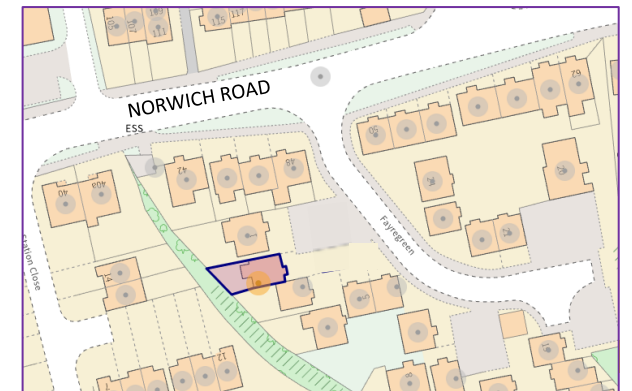
Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions:

From the Town Centre take Norwich Road for ½ mile. Fayregreen is on the right. On entering the development the property is on the right.

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.



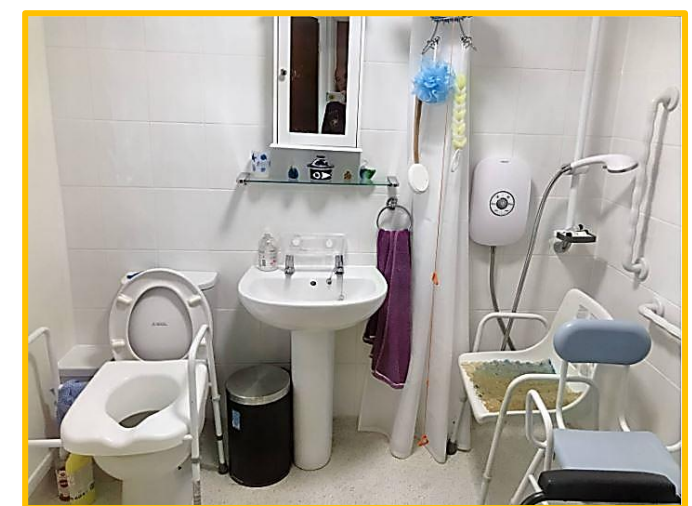
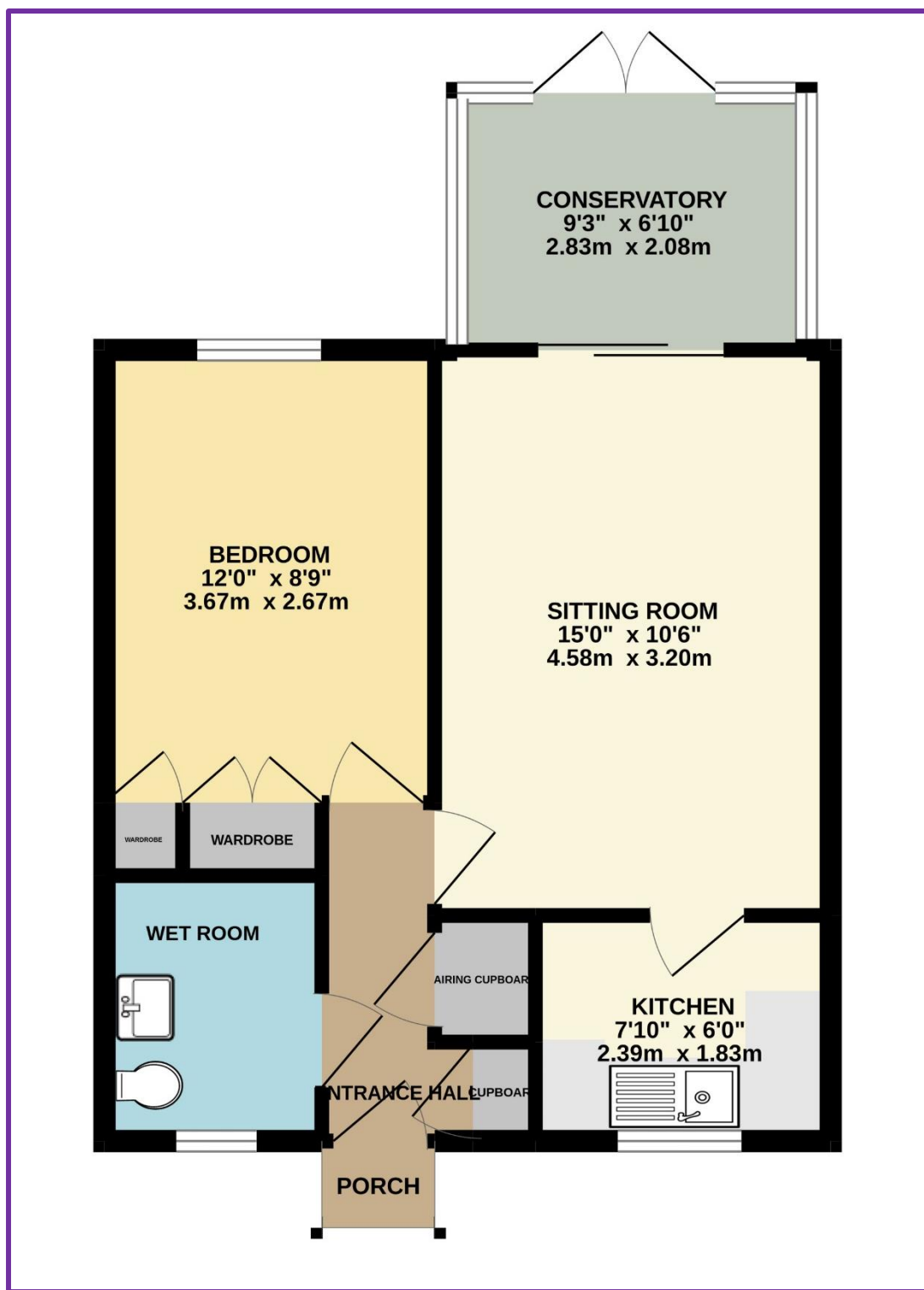
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Canopy Entrance Porch:

Half glazed door to;

Entrance Hall:

Built-in coats cupboard with fitted shelves, rail and electric light. Adjoining airing cupboard with factory lagged hot water cylinder, twin fitted immersion heaters and slatted shelving. Hatch to roof space.

Sitting room: 15'0" x 10'6" (4.6m x 3.2m).

Night storage heater. TV point. Spotlights. Double glazed sliding patio doors to;

Conservatory: 9'3" x 6'10", (2.8m x 2.1m).

Polycarbonate roof. Tiled floor. Twin double glazed doors to rear garden.

Kitchen: 7'10" x 6'0" (2.4m x 1.8m).

Stainless steel sink unit and adjoining fitted work surface with tiled splashback, and drawers and cupboards, under. Matching range of wall mounted cupboard units. Appliance space with plumbing for washing machine. Strip light. Vertical blinds.

Bedroom: 12'0" x 8'9" (3.7m x 2.7m).

Built-in double and single wardrobe cupboard. Further single wardrobe with adjoining dressing table having 10 drawers under. Matching bedside cabinets. Electric room heater. Vertical blinds.

Fully tiled Wet Room: (refurbished in 2020).

Pedestal hand basin. Low level WC. Shower fitting. "Dimplex" wall mounted electric convector heater. Extractor fan. Vertical blind.

Outside:

To the front of the property is a parking area, with **designated car parking space**.

To the rear is a well fenced Garden with enclosed patio area, small lawn and shrub borders.

Services:

Mains water, electric and drainage are connected to the property.

Fayre Green: is a Sheltered Housing development, built in 1986, specifically designed for the over 55's and having a resident, on-site warden, and community alarm service.

There is a residents' lounge, and guest facilities which may be rented for short stays, subject to availability. Cats and dogs are generally accepted (subject to terms of lease and landlord permission), and there are frequent social activities, including a weekly coffee morning, which are organised by the residents. The property is for sale **leasehold**. **Service Charges and Ground Rent** of about £190 per month which covers the cost of buildings insurance, maintenance of the communal areas, and Warden, etc. are payable. **Note:** Residency of Fayre Green is subject to approval by a representative of the Fairport Retirement Property Services Management Company.

District Authority:

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

Tax Band: "A".

EPC: TBA.

