



## 2 bed terraced house to buy in

Queens Road, Norfolk, Fakenham,  
Norfolk, NR21 8BU

**£130,000** Starting Bid

 x2  x1  x2

Tenure

**Freehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ TWO DOUBLE BEDROOMS
- ✓ PERFECT FOR FIRST-TIME BUYERS, SMALL FAMILIES, OR INVESTORS
- ✓ NEATLY APPOINTED REAR COURTYARD GARDEN
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Pattinson Auction are delighted to offer this charming mid-terraced period home, located in one of Fakenham's most established residential streets, just a short walk from the town centre. 77 Queens Road is a two-bedroom property that effortlessly blends character features with scope to adapt and improve further, creating a warm and inviting home ideal for first-time buyers, downsizers or buy-to-let investors. This property is available with no onward chain.

### Accommodation

The front door opens into a welcoming sitting room, original stripped timber flooring and an ornamental fire-place. The neutral décor and period features continue throughout the sitting room leading into the dining room. To the rear, the kitchen is a practical and attractive space. From the kitchen, a rear lobby leads to the bathroom, featuring contemporary tiling and over-bath shower. On the first floor, the property offers two comfortable bedrooms and a small bedroom / study.

### Outside

To the rear of the house is a private and enclosed courtyard garden, providing a shed for storage and a seating area.

### Location

Queens Road is a well-regarded residential address just a few minutes' walk from the centre of Fakenham. The town offers a wide range of amenities including supermarkets, independent shops, cafés, pubs, and a popular weekly market. Schooling for all ages is available nearby, and there are regular bus links to Norwich, King's Lynn and the North Norfolk coast. Fakenham is home to Norfolk's only racecourse, which also hosts a sports centre, golf course, social club and other events.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: Terraced House

Parking: None

Year built: 1898

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

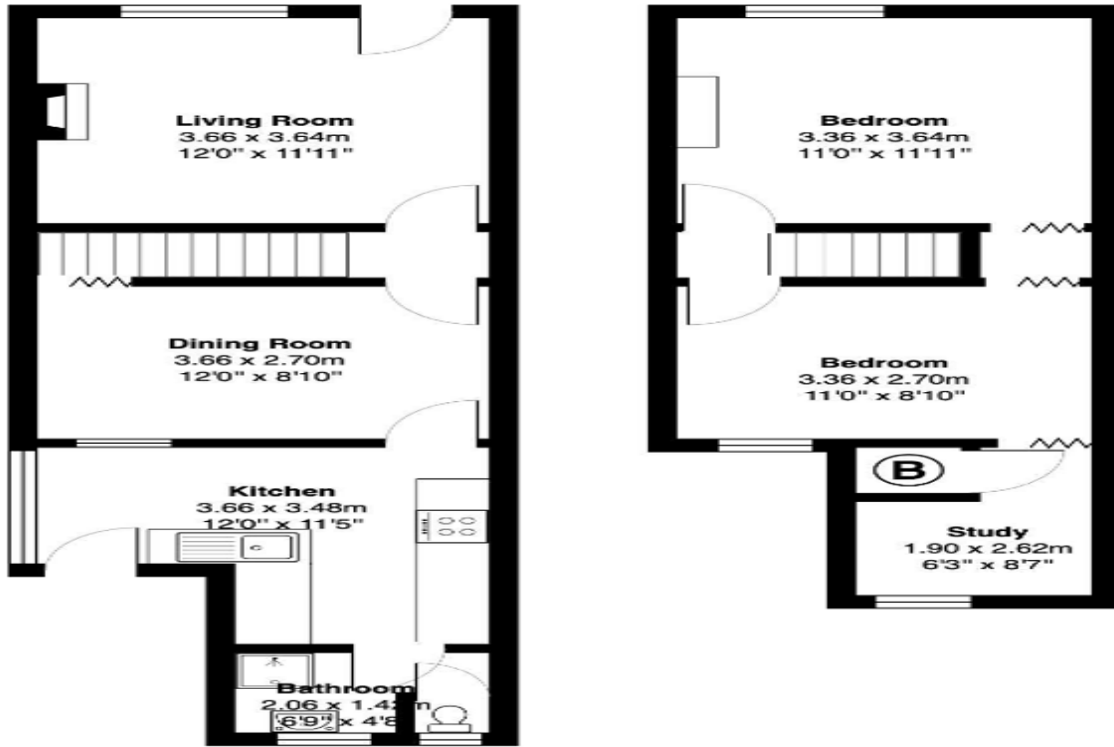
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



**Total Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Queens Road, Norfolk, Fakenham, Norfolk, NR21 8BU

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

