

Flat G, H & J, Norwich Street, 9 Norwich Street, Fakenham

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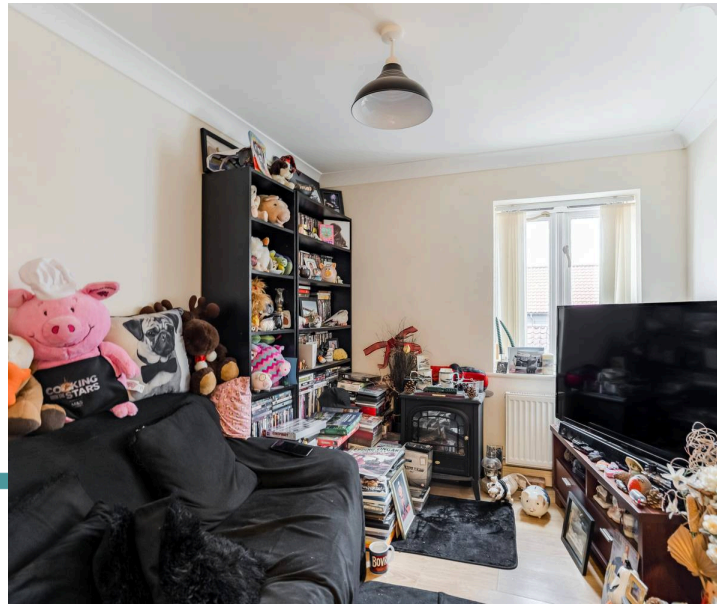
9 Norwich Street, Fakenham

A rare chance to acquire three self-contained apartments under a single freehold title in a central Fakenham location. This freehold block comprises a ground-floor one-bedroom apartment and two further two-bedroom apartments, offering a varied and appealing residential investment opportunity. Each apartment provides independent accommodation, creating multiple income streams from a single asset while simplifying ownership and management. The building is positioned within easy reach of Fakenham's shops, services, and everyday amenities, making it a convenient choice for a broad range of occupiers. The differing layouts across the apartments enhance tenant appeal, catering to individuals, couples, and those seeking additional space for home working. Combining flexibility, accessibility, and a diverse accommodation mix, the property presents an excellent addition to an investment portfolio.

- Guide Price: £275,000 - £300,000
- Freehold ownership of a block comprising three self-contained residential apartments
- Ground-floor flat providing a well-arranged one-bedroom accommodation centred around an open-plan living room and kitchen
- Benefitting from a separate double bedroom and a shower room fitted with a wash basin and WC
- First-floor two-bedroom accommodation features a generous kitchen/dining room with ample fitted cabinetry and space for everyday dining
- Flexible accommodation, with the second room suitable for a home office, living room or occasional bedroom
- Second-floor flat benefitting from a kitchen, bathroom and living accommodation arranged around a central landing, creating a practical internal layout

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- Offering two well-proportioned bedrooms, one presently serving as a separate living room and offering adaptability to suit individual requirements
- Prime town centre position within convenient reach of Fakenham's shops, amenities and local services

The Location

Situated in the heart of Fakenham, Norwich Street enjoys a central position within one of North Norfolk's principal market towns. Fakenham appeals to a broad range of buyers, from professionals seeking everyday convenience and access to larger regional centres, to retirees looking for a well-served community and families attracted by local schooling and leisure opportunities. The town centre combines a traditional market-town character with a practical range of amenities, including supermarkets such as Tesco, Morrisons and Lidl, a variety of independent shops, cafés, and restaurants, along with healthcare services centred around local GP practices and the nearby Fakenham Medical Practice. The town also offers a sports and fitness centre, cinema, weekly market and racecourse, supporting a varied year-round lifestyle.

One of the area's strongest attractions is its proximity to the wider North Norfolk landscape. Residents can enjoy easy access to the coastline at Wells-next-the-Sea, Holkham and Brancaster, renowned for their expansive beaches, nature reserves and coastal walks. Closer to home, Pensthorpe Natural Park lies just outside the town, while the countryside surrounding Fakenham offers an extensive network of footpaths, bridleways and quiet rural lanes. The Norfolk Broads, the Georgian town of Holt and the estates at Holkham and Houghton Hall are all within comfortable reach, providing a wealth of opportunities for recreation, culture and outdoor pursuits.

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An excellent opportunity to acquire a freehold block comprising three self-contained apartments in the heart of Fakenham. Arranged as one ground floor one-bedroom apartment and two further two-bedroom apartments, the property offers a versatile investment opportunity with multiple income streams under a single freehold title. Situated within easy reach of the town's shops, services and amenities, the building is well suited to landlords seeking a manageable residential portfolio in a popular Norfolk market town.

The ground-floor flat provides comfortable one-bedroom accommodation. The apartment centres around an open-plan living room and kitchen, creating a sociable and practical living space with room for both seating and dining areas. The double bedroom is separately located from the main living accommodation, while the bathroom is fitted with a shower, wash basin and WC.

The first-floor apartment is a well-designed two-bedroom apartment offering flexible accommodation to suit a variety of occupiers. The kitchen/diner provides a generous arrangement with ample fitted cabinetry and space for everyday dining, while the large bathroom serves the apartment well. One of the bedrooms is a comfortable double room, with the second room lending itself equally well as a study, home office, occasional bedroom or separate living room.

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The second floor has a well-presented apartment comprising a kitchen, bathroom and two bedrooms arranged from a central landing. The accommodation has been thoughtfully laid out to maximise the available space, creating a practical home that is easy to maintain. The second bedroom offers flexibility and could alternatively be utilised as a living room or dining room, allowing occupants to adapt the layout to their individual needs.

Collectively, the three apartments provide a varied mix of accommodation that appeals to a wide range of tenants, from single occupiers to couples and those requiring additional workspace. The configuration of the building offers flexibility for both rental investment and longer-term asset management, while the central Fakenham location ensures convenient access to everyday facilities and transport connections throughout the surrounding area.

Agent's Note

All properties will be sold freehold, and are connected to mains water, electricity, gas and drainage.

All properties have gas central heating.

Council Tax Band of all 3 flats: A

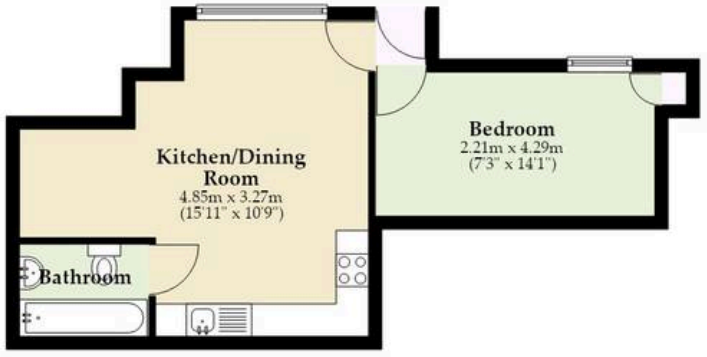






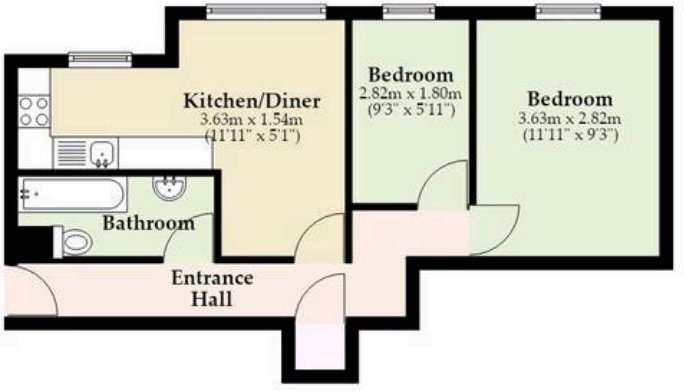
Flat G

Approx. 32.7 sq. metres (352.1 sq. feet)



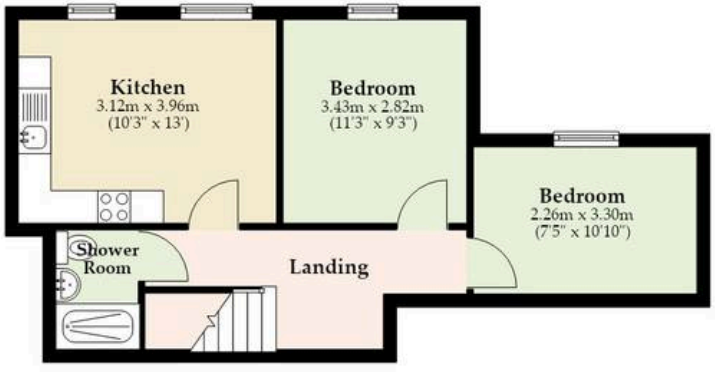
Flat H

Approx. 40.7 sq. metres (438.6 sq. feet)



Flat J

Approx. 41.1 sq. metres (442.9 sq. feet)



Total area: approx. 114.6 sq. metres (1233.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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