



## 4 Warren Avenue, FAKENHAM. NR21 8NP.

To Let, unfurnished for 12 months.

Rent: £750 pcm

Deposit: £750

Purpose built, self-contained, First Floor Apartment with well presented 2 bedroomed accommodation, benefitting from gas fired central heating and double glazing, a well enclosed garden area, and Garage.

The property is located in a popular development, just over a mile from the Town Centre.

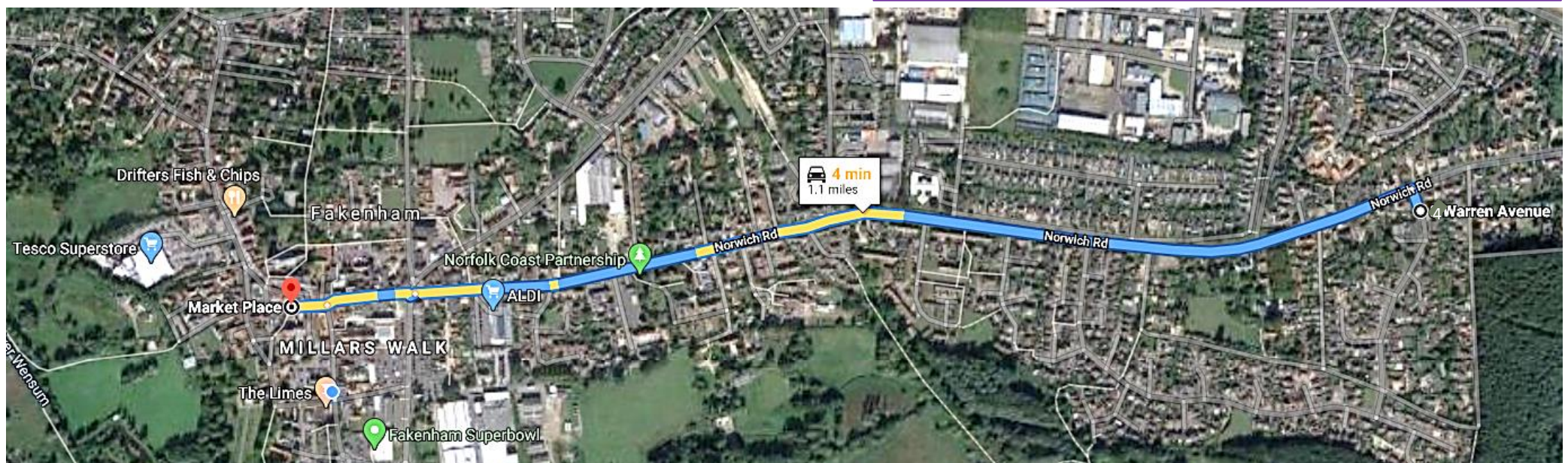
The property comprises; Ground Floor Entrance Hall; First Floor Landing, 'L' shaped Sitting/ dining room, Inner Hall, Fitted Kitchen with appliances, Bathroom and 2 Bedrooms.

Outside: Very private, gravelled Garden Area, and Garage.

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

**Directions:** From the Town Centre take Norwich Road, and at 1 mile, turn right into Warren Avenue. 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

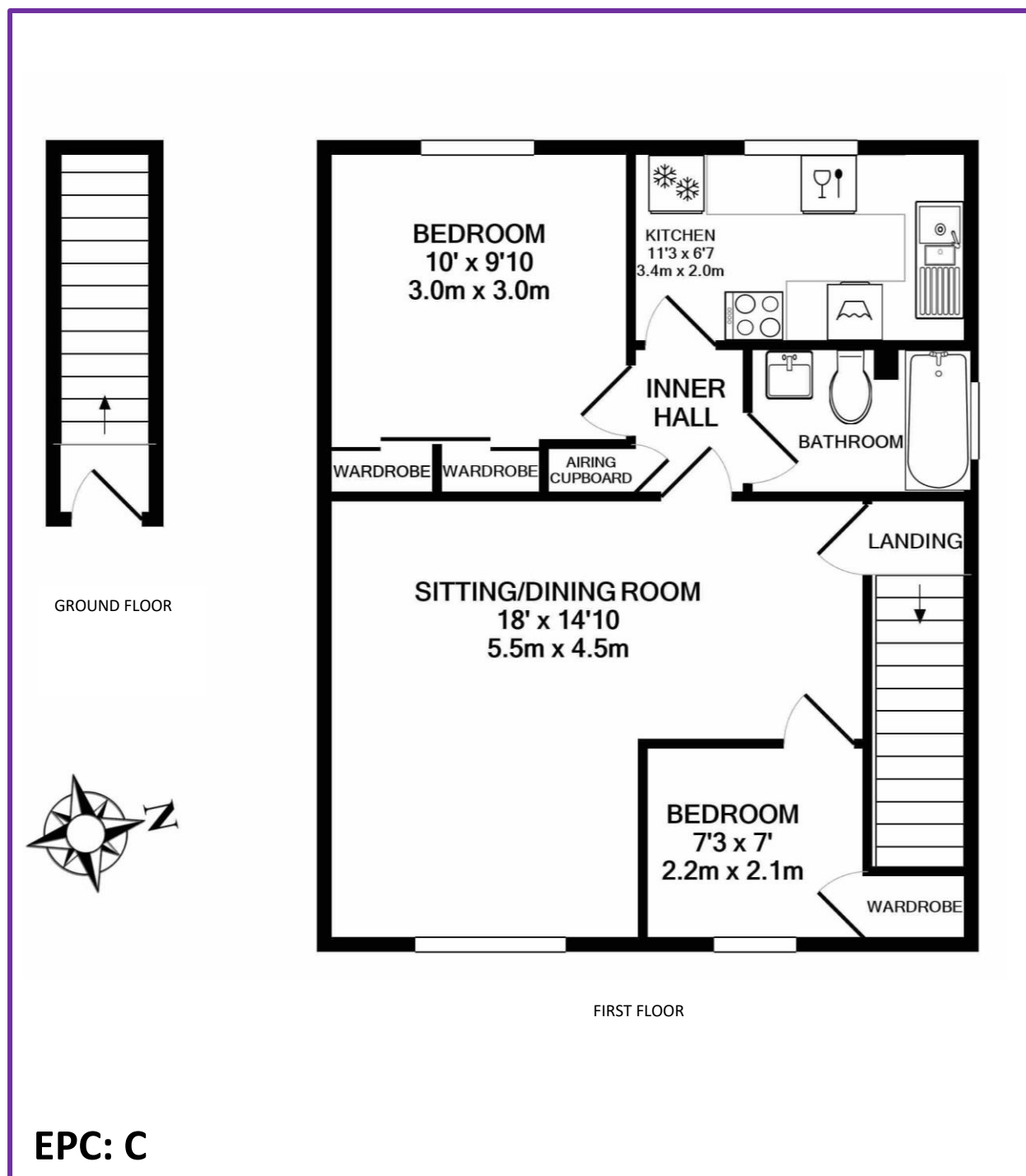
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**ACCOMMODATION:**

**GROUND FLOOR:**

**ENTRANCE HALL:** with staircase to;

**FIRST FLOOR:**

**SMALL LANDING:** fitted coat hooks, and half glazed door to;

**'L' SHAPED SITTING/DINING ROOM: 18'0" x 14'10", (5.3m x 4.5m) max.** 2 centre light fittings, one with ceiling fan. Dimmer switches. Telephone point. TV point. Coved ceiling.

**INNER HALL:** Built-in airing cupboard with electric heater bar, and slatted shelves.

**KITCHEN: 11'2" x 6'7", (3.5m x 1.9m).** 1½ bowl ceramic steel sink unit with mixer tap and tiled splashback, set in fitted work surface with drawers, cupboards, "Indesit" washing machine and dishwasher under. Freestanding "Beko" fridge/freezer. "Flavel" electric cooker with tiled splashback and stainless steel recirculating hood over. "Vaillant" wall mounted gas fired Combi central heating boiler. Stainless steel pan shelf. Tiled floor. Spot lights. Roller blind. Coved ceiling.

**BEDROOM 1: 10'0" x 9'10", (3.2m x 2.9m).** Full length range of built-in wardrobe cupboards with sliding doors, fitted hanging rail and shelves. Fitted mirror. Ceiling light/fan. TV point.

**FULLY TILED BATHROOM:** White suite of panelled bath with shower fitting over. Low level WC. Pedestal hand basin with mirror fronted medicine cabinet over. Fitted towel rails. Tiled floor. Hatch to roof space.

**BEDROOM 2: 7'3" x 7'0", (2.2m x 1.9m),** (approached off Sitting room). Built-in wardrobe cupboard with electric heater, fitted hanging rail and shelves.

**OUTSIDE:** To the front of the building is a small lawned garden. A paved path to the side leads to a pedestrian gate, and then to a very well enclosed, gravelled Garden area. A personal door leads into a **Garage, 18'2" x 9'3", (5.5m x 2.8m),** with up & over door (opening onto a wide car parking area), electric light and power points.

**SERVICES:** All mains services are connected to the property.

**DISTRICT AUTHORITY:** North Norfolk District Council, Cromer. (01263) 513811.

**Tax Band:** A.

