



**Flat 2, 12 Norwich Road,
FAKENHAM.
NR21 8AX.**

RENT: £700 pcm

Deposit: £700

Self-contained, modern First Floor Apartment with gas centrally heated and double glazed 2 bedroomed accommodation and communal garden.

Located within 200 yards of the Market Square, and only a short walk from all Town Centre amenities.

On the Ground Floor:

Communal Entrance Hall and stairs to

First Floor:

Shared Landing, Private Entrance Hall, Sitting room, Kitchen, 2 Bedrooms and Bathroom

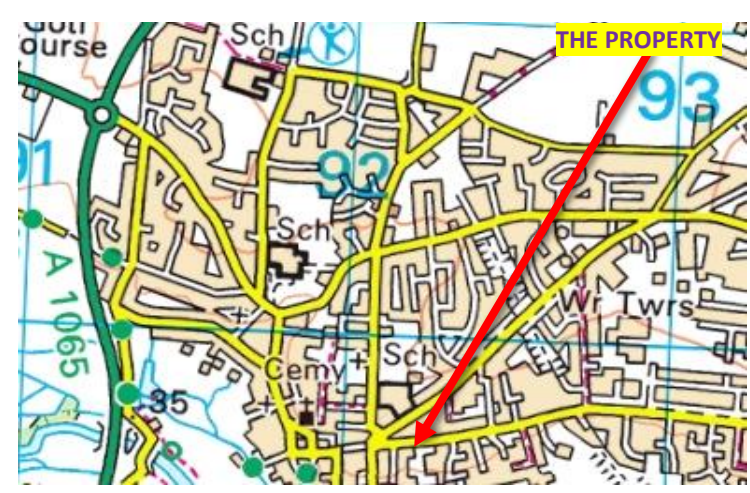
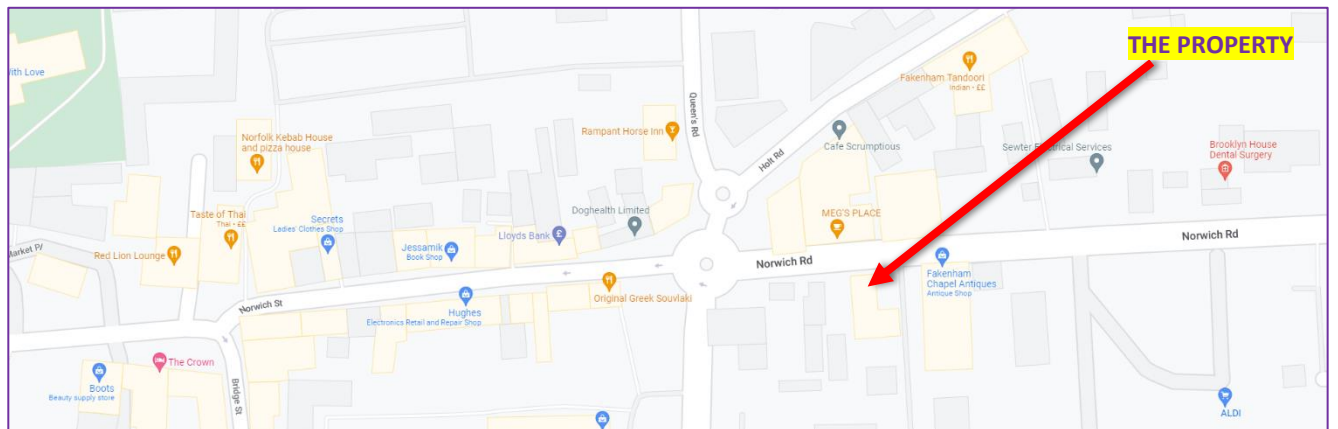
Outside:

Use of shared Garden.

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

Directions: From the Town Centre take Norwich Road, and the property is immediately on the right hand side, just before the turning to Ratcliffe Road, and above the Fakenham Foot Care premises, as marked by a To Let board.

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.



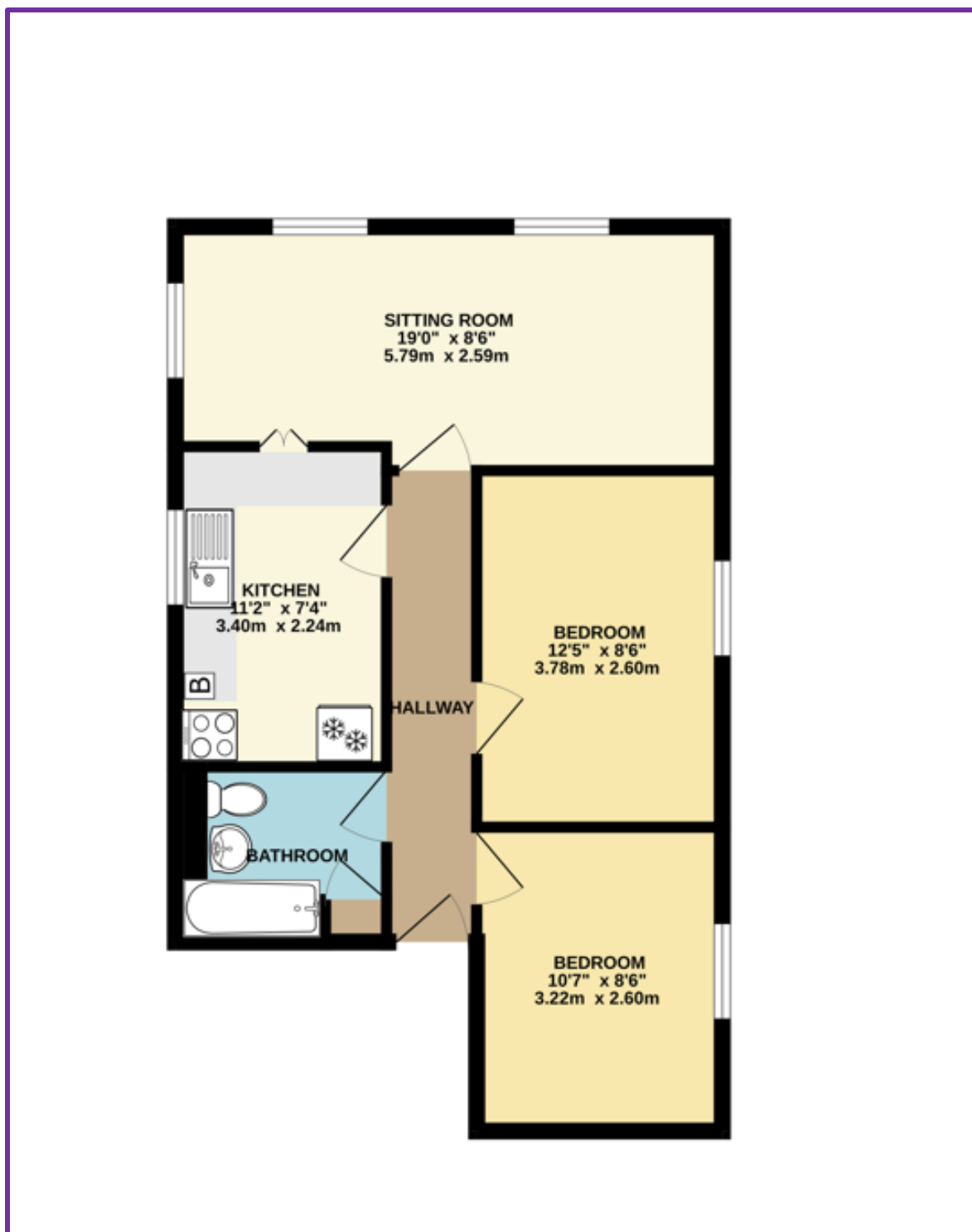
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

IMPORTANT NOTICE:

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



Ground Floor: Shared entrance and staircase to;

First Floor: Shared Landing to;

Private Entrance Hall;

Intercom phone. Hatch to roof space.

Sitting room: 19'0 x 8'6", (5.8m x 2.6m) max.

A double aspect room with TV point and telephone point. Serving hatch to kitchen. Curtains with curtain poles.

Kitchen: 11'2" x 7'4", (3.4m x 2.2m).

Stainless steel sink unit with mixer tap, set in fitted wooded work surface with tiled splashback, and drawer and cupboards under. Further fitted wooden worktop with tiled surround, and appliance spaces and plumbing for washing machine under. Matching range of wall mounted cupboard units. "Glow-worm" wall mounted gas fired central heating boiler.

"Cannon" electric cooker. "Fridgemaster" fridge with "Fridgemaster" freezer above. Roller blind. Strip light.

Bedroom 1: 12'5" x 8'6", (3.8m x 2.6m).

Curtains with curtain pole.

Bedroom 2: 10'7" x 8'6", (3.2m x 2.6m).

Curtains with curtain pole.

Bathroom:

White suite of panelled bath with mixer tap, tiled surround, "Mira" shower fitting and glass screen over. Pedestal hand basin with tiled splashback, mirror and light over. Low level WC with mirrored cabinet over. Airing cupboard with factory lagged hot water cylinder and slatted shelves.

Outside:

On the South side of the property is a nicely enclosed shared Garden.

Services:

All mains services are connected to the property.

District Authority:

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

Tax Band: "A".

EPC: C.

