



**20 Warren Avenue,  
FAKENHAM.  
NR21 8NP.**

**To Let,  
unfurnished for 12 months.**

**Rent: £725 pcm**

**Deposit: £725**

**Purpose built, Self-contained, Ground Floor Flat with gas and electrically heated and double glazed 2 bedrooomed accommodation and allocated car parking space; located within a popular development, just over a mile from the Town Centre.**

The property comprises; Entrance Hall, Sitting room, Kitchen, Inner Lobby, Bathroom and 2 Bedrooms.

Outside: Allocated Car Parking Space and drying area.

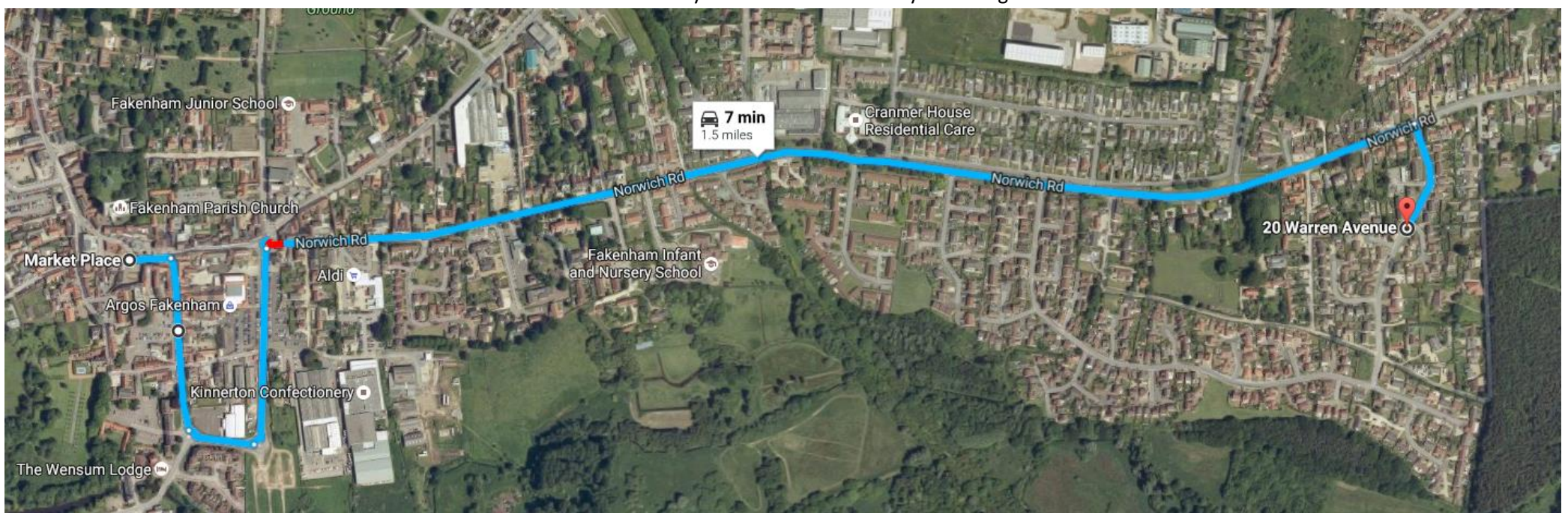
**Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

#### Directions:

From the Town Centre take Norwich Road, and at 1 mile, turn right into Warren Avenue. The property is on the right, 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.



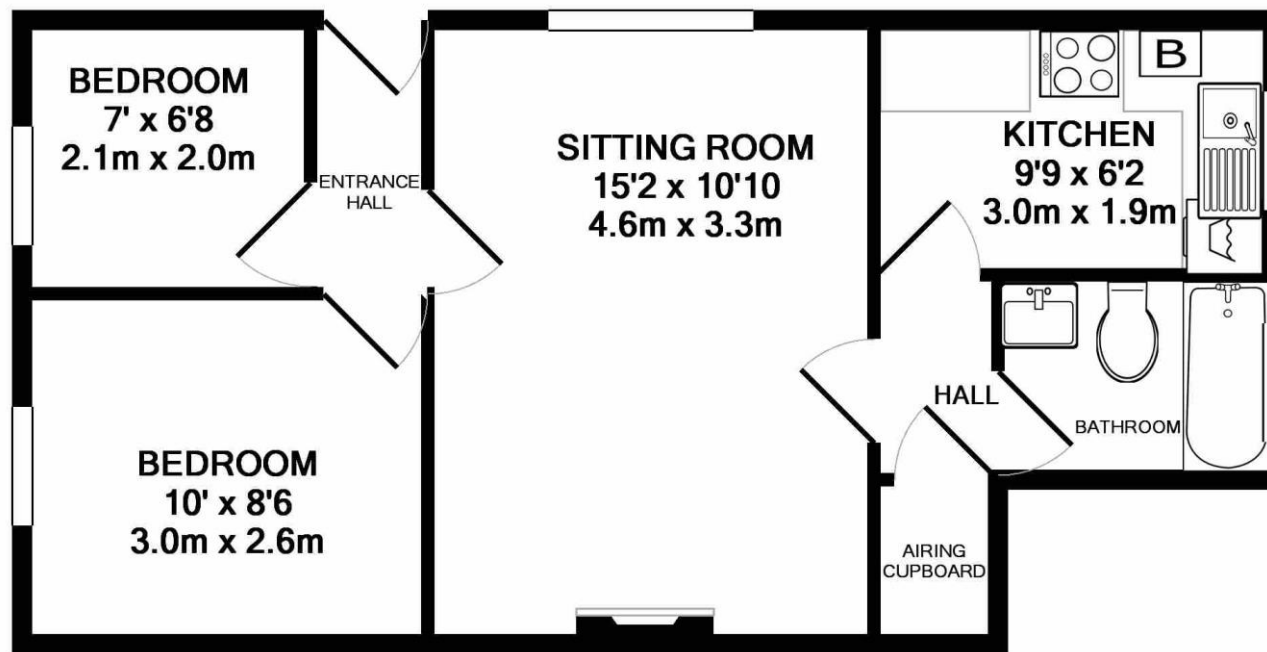
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

#### IMPORTANT NOTICE:

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They do not constitute part of an offer or contract.

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#### ACCOMMODATION:

**CANOPY ENTRANCE PORCH:** with outside light and part double glazed door to;

#### ENTRANCE HALL:

Telephone point. Smoke detector. Coved and artexed ceiling.

#### SITTING ROOM: 15'2" x 10'10", (4.6m x 3.3m) max.

"Seafire" gas fire. Telephone point. TV point. Fitted shelf. Coved and artexed ceiling.

#### KITCHEN: 9'9" x 6'2", (3.0m x 1.9m).

Stainless steel sink unit set in fitted work surface with tiled splashback and drawer, cupboard, appliance space and plumbing for washing machine under. Further fitted work top with tiled splashback and drawer, cupboard and appliance space under. "Belling" **electric cooker**. Matching wall mounted cupboard unit. "Main Medway" gas fired water heater. Vertical blinds. Strip light. Artexed ceiling.

#### INNER HALL: (off Sitting room).

Built-in airing cupboard with electric heater bar, hanging rail and slatted shelves. Smoke detector. Coved and artexed ceiling.

#### BATHROOM:

White suite of panelled bath with tiled surround, mixer tap and shower over. Low level WC. Pedestal hand basin with tiled surround. "Glen" wall mounted electric convector heater. Electrically heated towel rail. Venetian blind. Artexed ceiling.

#### BEDROOM 1: 10'0" x 8'6", (3.0m x 2.6m). "Glen" electric panel heater.

Fitted shelves. Telephone point. Coved and artexed ceiling.

#### BEDROOM 2: 7'0" x 6'8", (2.1m x 2.0m).

"Glen" electric panel heater. Artexed ceiling.

#### OUTSIDE:

A shared drive to the side of the property leads to a car park with **allocated car parking space**, and enclosed drying area.

#### SERVICES:

All mains services are connected to the property.

#### DISTRICT AUTHORITY:

North Norfolk District Council, Cromer. (01263) 513811. **Tax Band: A.**

#### EPC: D.

