



## 22 Eckersley Drive, FAKENHAM.

NR21 9RY.

To Let,  
Fully Furnished  
Rent: £850 pcm

Deposit: £850

Modern, mid-terraced House with gas centrally heated and double glazed accommodation with a garage and an easily maintained, well fenced garden – located just 1 ½ miles from the Town Centre.

### The property comprises:

Ground Floor: Entrance Hall, Well Fitted Kitchen with built-in hob, oven, extractor hood, fridge, and washing machine, Sitting room and conservatory.

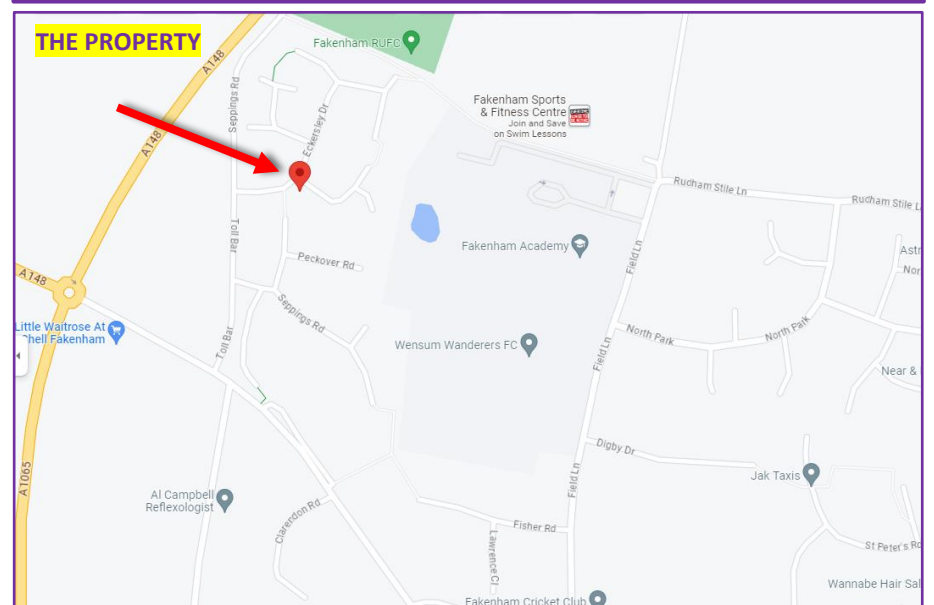
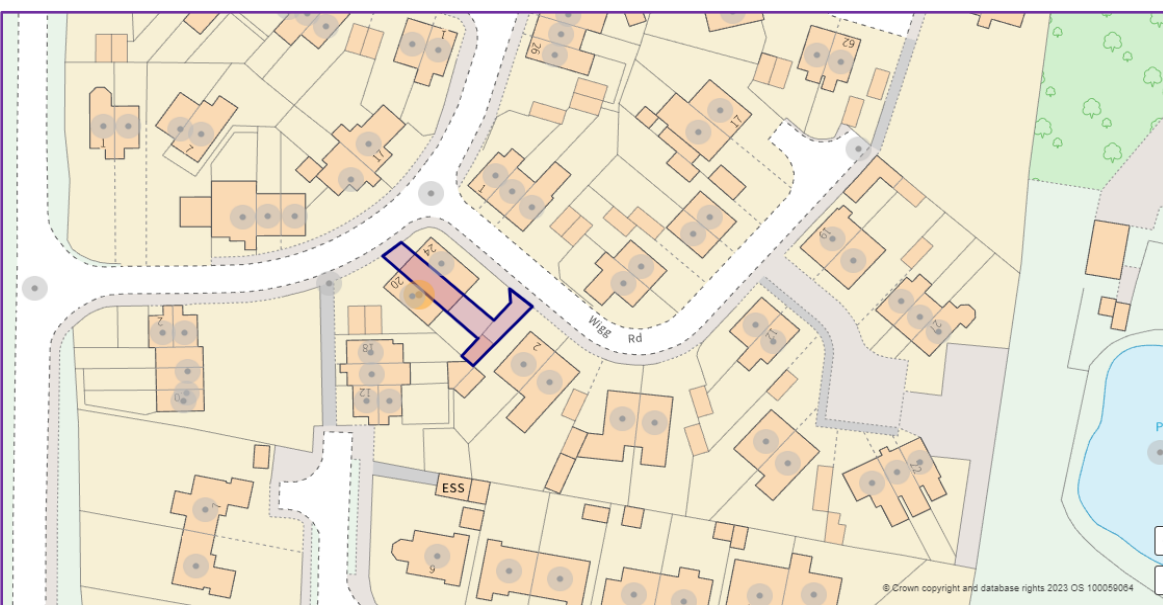
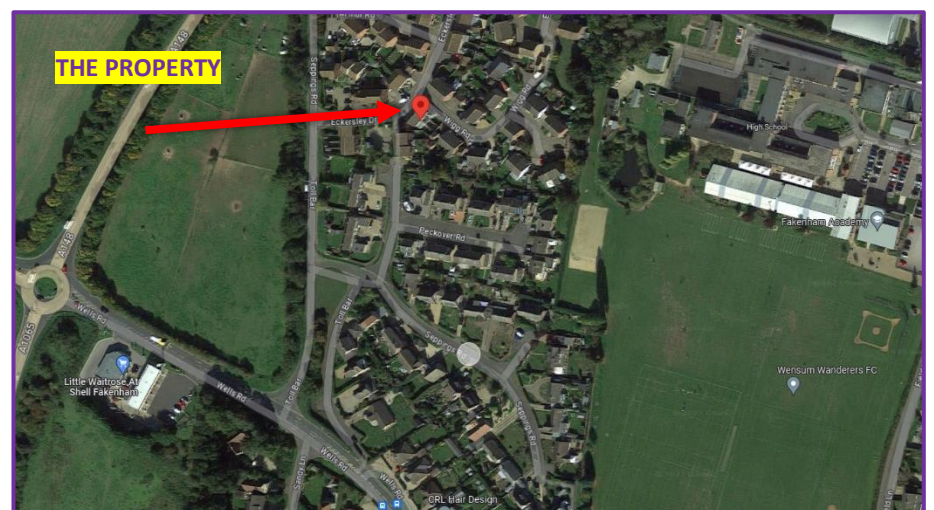
First Floor: Landing, 2 Bedrooms and Family Bathroom.

Outside: Nicely enclosed garden to rear with patio area, and gate leading to garage.

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

**Directions:** From the Town Centre take Oak Street, and at the Wells Road junction turn left. Continue down Wells Road, going straight over the mini roundabout towards the Shell garage. Take the 1<sup>st</sup> turning on the right down Toll Bar then take the second on the right down Eckersley Drive. 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:

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.





Canopy Entrance Porch with half double glazed front door to;

**Entrance Hall:**

Cupboard with meters enclosed. Archway to;

**Well Fitted Kitchen: 11'8" x 5'9", (3.3m x 1.8m).**

Stainless steel sink unit and drainer with mixer tap set in fitted work surface with tiled surround. "Beko" washing machine, "Lec" fridge and cupboard under. "Hotpoint" electric cooker with recirculating hood over. Further worktop with tiled splashback and drawers and cupboards under. Matching range of wall mounted cupboards. Fitted pan shelf with pans and a variety of kitchen utensils. Electric kettle and toaster. Spotlights. Roller blind.

**Sitting room: 13'4" x 12'0", (4.1m x 3.7m).**

2-seater sofa, TV unit with "Panasonic" TV. Dining table with 4 chairs, low table, shelving unit and a half double glazed door to;

**Conservatory: 9'3" x 9'0", (2.8m x 2.7m).**

2-Seater sofa, 2 low tables, roller blinds and spotlights. Polycarbonate roof and tiled floor. Twin double glazed doors leading to garden.

**First Floor:**

**Landing:**

Hatch to roof space.

**Bedroom 1: 12'0" x 9", (3.7m x 2.7m) max.**

Double bed with 2 bedside cabinets, matching chest of drawers and a free standing wardrobe.

**Bedroom 2: 12'0" x 9'2", (3.7m x 2.8m).**

Single bed, free standing double wardrobe, chest of drawers and a tall drawer unit. Built in airing cupboard with "Ideal" wall mounted gas fired combi boiler and slatted shelves.

**Bathroom:**

White suite of panelled bath with tiled surround and shower over. Low level WC, pedestal hand basin with tiled surround, heated towel rail and extractor fan.

**Outside:**

To the front of the property is a fenced gravelled area with a path to front door. To the rear is a nicely enclosed, easily maintained paved Garden with stone area and flower border. Rear gate leading to detached brick and tile **Garage 16'9" x 8'9", (5.2m x 2.7m)**. Strip lighting, power points, concrete floor and up and over door.

**Services:**

All mains services are connected to the property.

**District Authority:**

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

**Tax Band: "A".**

