



5 Olivia Close, FAKENHAM. NR21 9LP.

To Let,
unfurnished for 12 months.
Rent: £1,250 pcm
Deposit: £1,250

Recently redecorated, South-facing, semi-detached House with gas centrally heated and double glazed accommodation with 2 reception rooms, 3 bedrooms, garage, car parking space and enclosed garden.

Located in a cul-de-sac position, about 3/4 mile from the Town Centre, and within easy walking distance of the River Wensum.

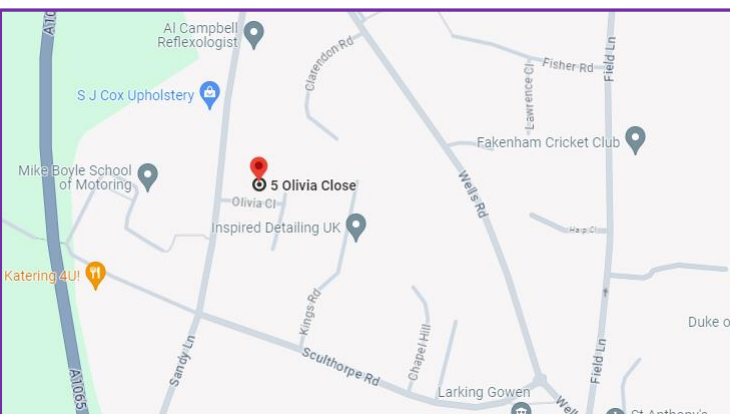
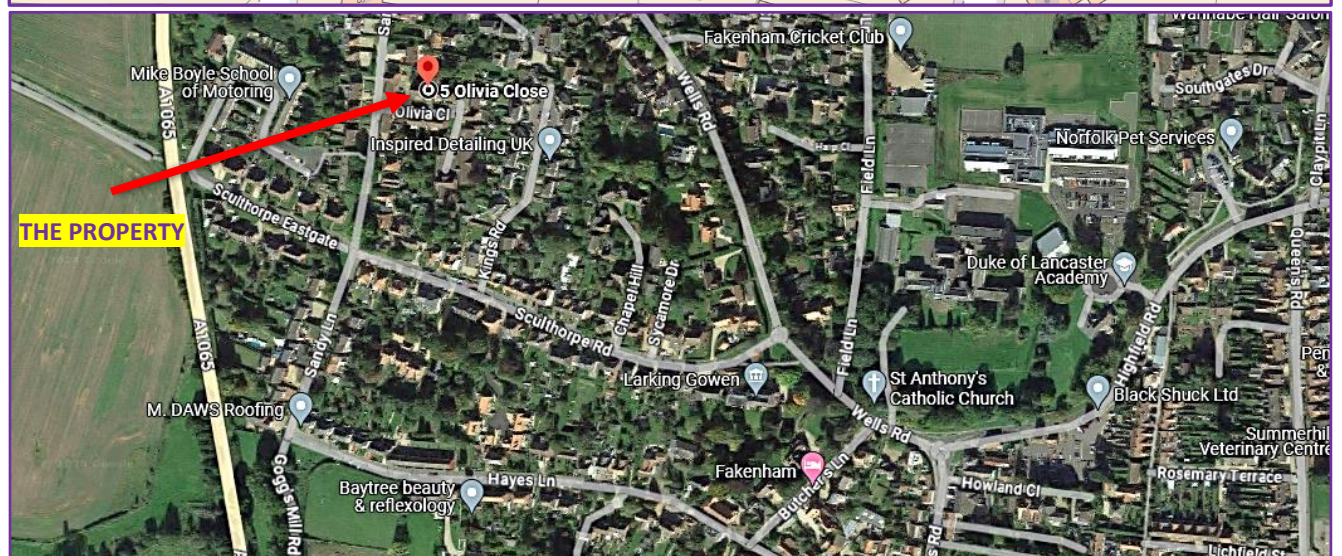
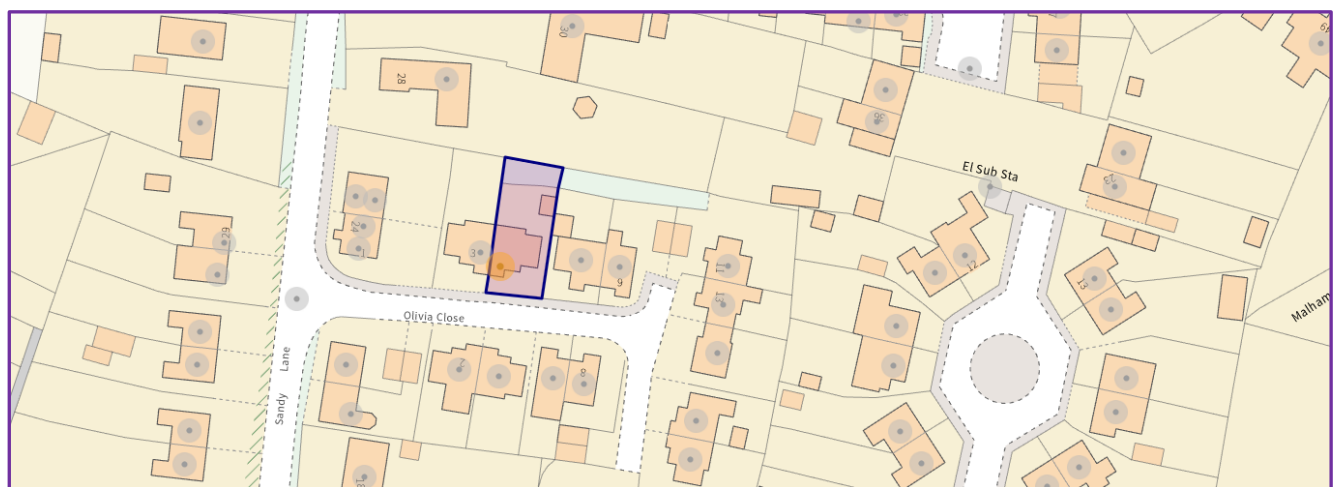
The property comprises; Ground Floor: Entrance Hall, Cloakroom, Sitting room, Dining room and Fitted Kitchen.
On the First Floor: Landing, 3 Bedrooms and Bathroom.

Outside there are 2 Car Parking Spaces, a Garage and a well fenced Garden.

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

Directions: From the Market Square take Oak Street, and at the mini-roundabout, turn left into Wells Road. Turn left at the next mini-roundabout into Sculthorpe Road, and at the crossroads turn right into Sandy Lane. Take the first turning on the right onto Olivia Close and the property is on the left.

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.



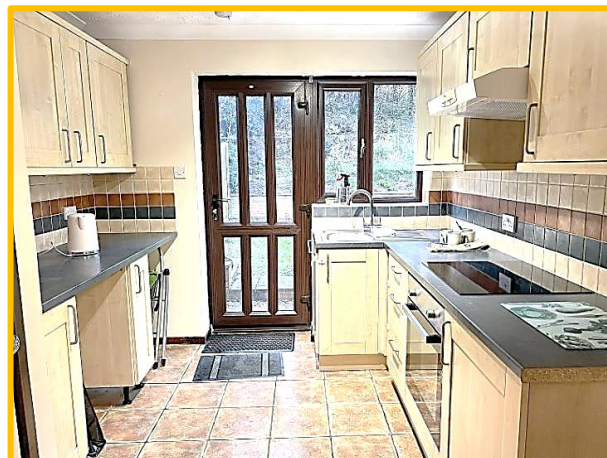
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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EPC: C

ACCOMMODATION:

GROUND FLOOR:

ENTRANCE HALL: with tiled floor. Telephone point.

HALF TILED CLOAKROOM: Low level WC. Pedestal hand basin. Heated towel rail.

SITTING ROOM: 17'2" x 10'11", (5.2m x 3.3m), max into bay. Feature fireplace with matching hearth, mantle shelf, and electric fire. TV point. Telephone point. Fitted shelves. Dado rail. Archway to:

DINING ROOM: 8'4" x 9'11" (2.5m x 3m). Fitted Shelf. Twin double glazed doors to outside.

FITTED KITCHEN: 8'9" x 9'11", (2.6m x 3m) max. Stainless steel sink unit with mixer tap, set in fitted work surface with tiled splashback, and cupboards and drawers under. Built in "Beko" 4 ring electric hob with oven under and "Whirlpool" recirculating hood over. Matching range of wall mounted cupboards with concealed lighting under. Further fitted worktop with cupboards, appliance spaces and plumbing for washing machine under. Shelved understairs cupboard with electric light. Spotlights. Tiled floor. Mainly double glazed door to outside.

FIRST FLOOR:

LANDING: Hatch to roof space.

BEDROOM 1: 11'1" x 13'10, (3.4m x 4.2m) max. Range of fitted wardrobe cupboards. Fitted shelves. Telephone point.

BEDROOM 2: 11'1" x 9'11", (3.4m x 3m) max.

BEDROOM 3: 7'9" x 6'5", (2.6m x 2m). Wardrobe cupboard with shelves and rail. High level cupboards and fitted shelves. Roller blind.

FULLY TILED BATHROOM: White suite of panelled bath with glass screen and "Mira" shower fitting over. Hand basin with mixer tap, and mirror, shaver point and spotlights over. Cupboards under. Low level WC. Fitted shelf with cupboards under. Heated towel rail. Airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Tiled floor.

OUTSIDE: A concrete drive, providing off street parking for 2 leads from the road to an attached, brick and tiled Garage, 17'7" x 9'8", (5.4m x 3m), with up & over door, concrete floor, strip light, power points, wall mounted cupboard, and "Worcester" gas fired central heating boiler.

To the front of the property is a small, gravelled garden with concrete path leading to the front door. To the rear is a well enclosed garden with lawn, flower beds, paved patio area and a timber and felt roofed Garden Store 10'8" x 8'0, (3.3m x 2.4m).

SERVICES: All mains services are connected to the property.

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

Tax Band: "B".

