



**71 Oak Street,
FAKENHAM.
NR21 9DZ.**

**To Let for 12 months.
Rent: £950 pcm**

Deposit: £950

Fully modernised mid terraced Town House with gas fired central heating, double glazing and deceptively spacious accommodation, which includes 2 reception rooms, fitted kitchen, utility/cloakroom, 2 double bedrooms, bathroom (with new suite), and a well enclosed courtyard garden area.

The property is in a popular residential area of Town, within 300 yards of a Super-market, the library and all other Town Centre amenities.

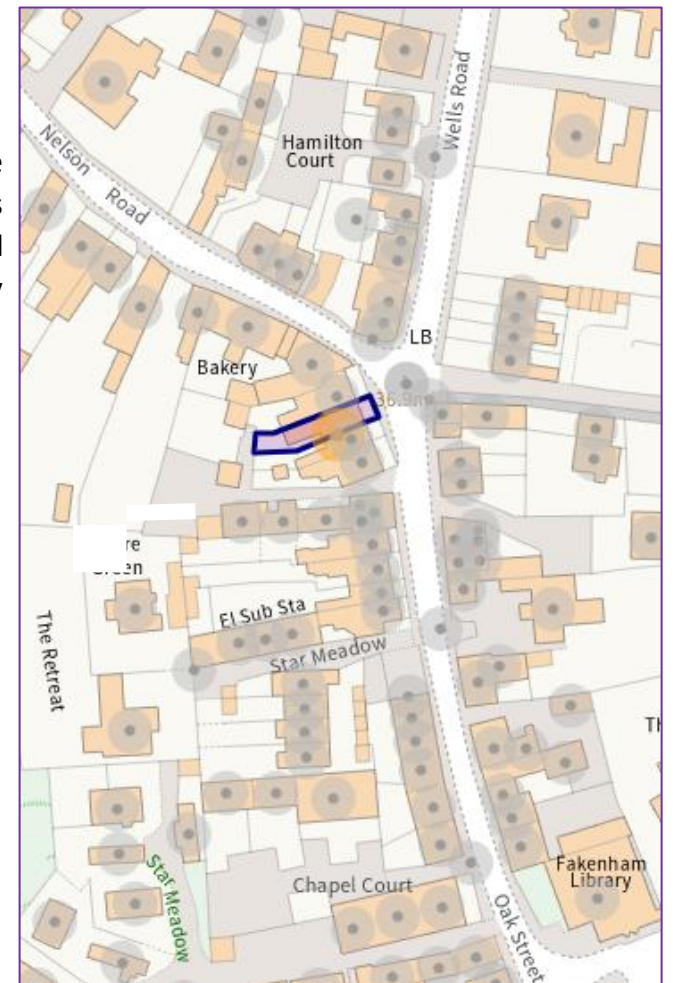
Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions:

From the Town Centre take Oak Street, and the property is on the left, just before the turning to Nelson Road.

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

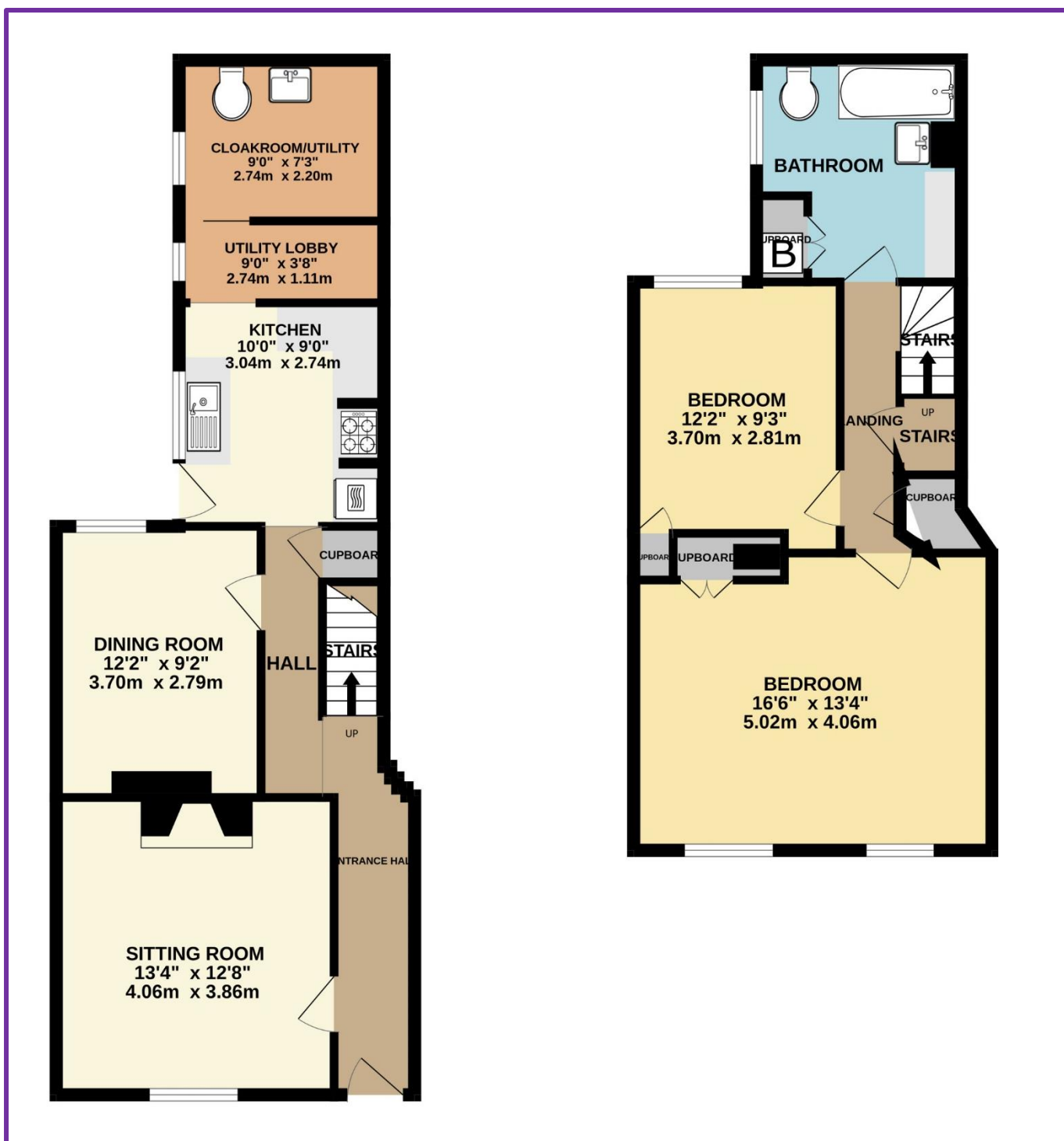
www.baileybirdandwarren.co.uk

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:

Entrance Hall: with new fitted carpet. Understairs cupboard. Telephone point.

Sitting room: 13'4" x 12'8", (4.1m x 3.9m). Feature fireplace with hearth and mantle shelf. (NOTE: gas fire non-functioning). New fitted carpet. TV point. Telephone point.

Dining room: 12'2" x 9'2", (3.7m x 2.8m). Feature brick fireplace. (NOTE: gas fire non-functioning). Fitted shelves. Telephone point.

Kitchen: 10'0" x 9'0", (3.0m x 2.7m). Stainless steel sink unit with mixer tap, set in fitted work top with tiled splashback, and shelves, appliance space and plumbing for washing machine under. Further fitted work top with tiled splashback, and cupboards and drawers under. Built-in 4 ring electric hob unit, and built-in double oven with cupboard over and under. (NOTE: Oven light non-functioning). Matching range of wall mounted cupboard units. Strip light. Half double glazed door to outside. Through to;

Utility Lobby: with fitted shelves. Strip light. Sliding door to;

Utility/Cloakroom: Pedestal hand basin with tiled splashback. Low level WC. Appliance space and plumbing for washing machine. Heated towel rail. Fitted shelves. Strip light.

First Floor:

Landing: New fitted carpet. Built-in cupboard.

Bedroom 1: 16'6" x 13'4", (5.0m x 4.0m). Built-in double wardrobe cupboard with fitted shelf and hanging rail.

Bedroom 2: 12'2" x 9'3", (3.7m x 2.8m). Built-in wardrobe cupboard.

Bathroom: New suite of panelled bath with panelled bath with tiled surround, shower and folding screen over. Pedestal hand basin with tiled splashback. Low level WC. Fitted cupboard with gas fired central heating boiler, slatted shelving and double louvered doors. Fitted shelf with cupboard under. New extractor fan.

Attic room: Not included in tenancy.

Outside: To the rear of the property is a well enclosed courtyard garden area, with pedestrian right of way leading around the terrace and returning to Oak Street.

Services: All mains services are connected to the property.

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

Tax Band: "B".

Agent's Note: It is a condition of the tenancy that the windows are cleaned (at least) every 8 weeks.

EPC: "E".

