



## 12 Townsend Green East, FAKENHAM. NR21 8LU.

To Let,  
unfurnished for 12 months.  
Rent: £1,100 pcm  
Deposit: £1,100

Newly decorated and completely refurbished, modern, semi-detached Bungalow with gas centrally heated and double glazed accommodation.

Located in a South-West facing position within a popular cul-de-sac development, about 1½ miles from the Town Centre.

The property comprises; Entrance Hall, Sitting room, Fitted Kitchen (with new hob, oven, extractor hood and flooring), 2 Bedrooms, Bathroom.

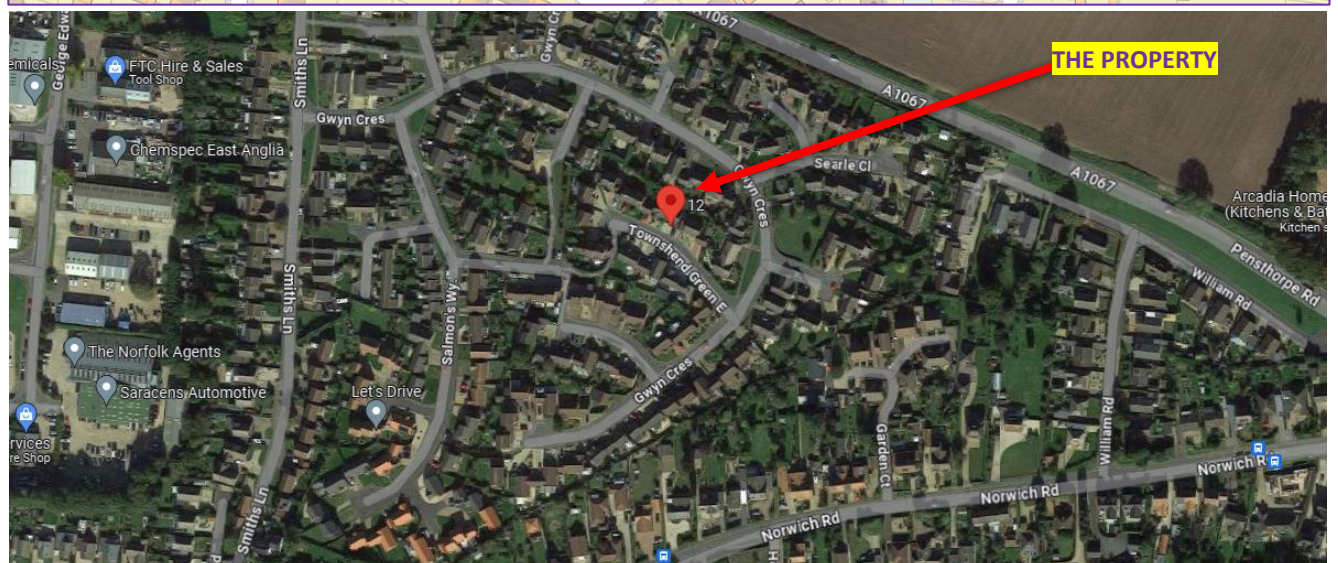
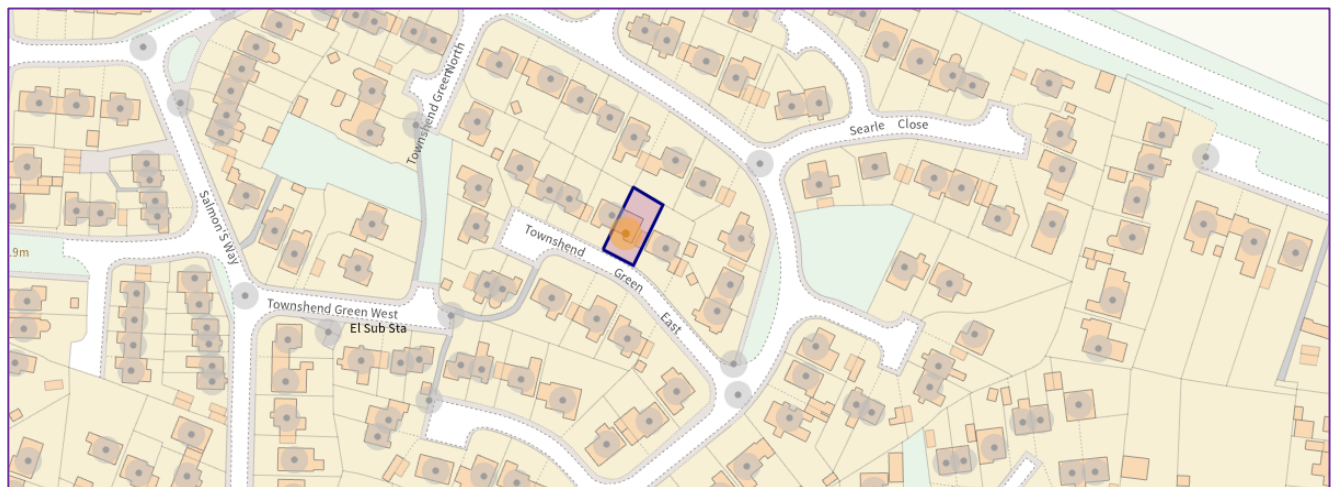
New carpets have been fitted throughout, and radiators have been fitted with thermostatic valves.

Outside there is Car Parking Space, Garage and a well fenced Garden.

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

**Directions:** From the Town centre take Norwich Road, and turn left, at 1 mile, into Smiths Lane. Turn right into Gwyn Crescent, follow the road around to the right and take the turning on the right into Townsend Green East. The property is on the right.

**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

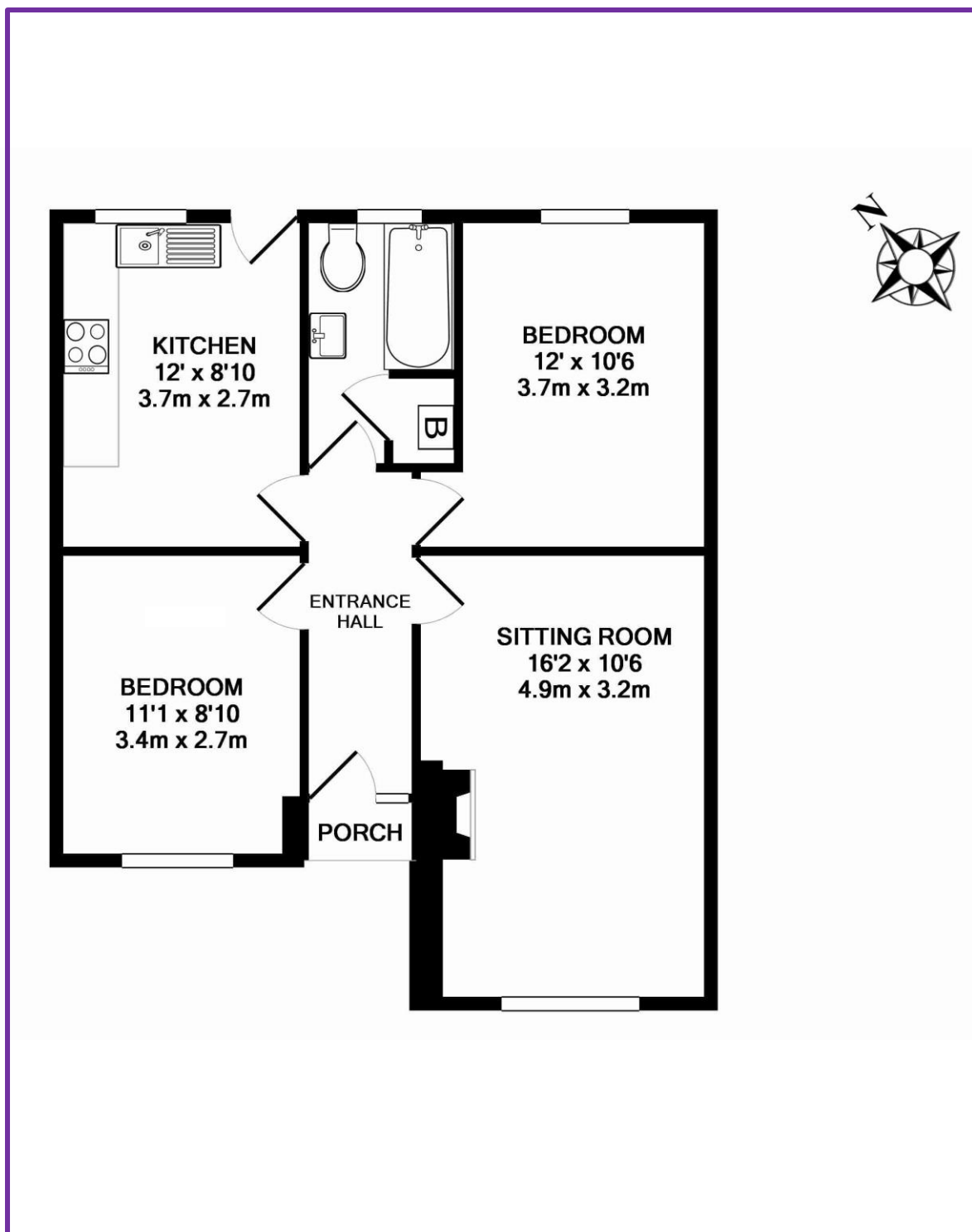
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They do not constitute part of an offer or contract.

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**ACCOMMODATION:**

**RECESSED ENTRANCE PORCH:** with tiled floor, visitors' lights and part double glazed door to;

**ENTRANCE HALL:** Hatch to roof space. Coved and artexed ceiling.

**SITTING ROOM:** 16'2" x 10'6", (4.9m x 3.2m). Feature fireplace recess. TV point. Telephone point. Sky point. South-West facing window with curtain pole. Coved ceiling.

**FITTED KITCHEN/BREAKFAST ROOM:** 12'0" x 8'10", (3.7m x 2.7m). Stainless steel sink unit with mixer tap, set in fitted work surface with tiled splashback, and range of drawers and cupboard, appliance space and plumbing washing machine under. New, built-in, 4 ring electric **hob unit** with **oven** under and stainless steel **extractor hood** over. Matching range of wall mounted cupboard units. Laminate floor. Coved and artexed ceiling. Fitted spotlights. Roller blind. Part double glazed door to rear garden.

**BEDROOM 1:** 12'0" x 10'6", (3.7m x 3.2m). TV point. Coved and artexed ceiling. South-West facing window with fitted curtain pole.

**BEDROOM 2:** 11'1" x 8'10", (3.4m x 2.7m). TV point. Coved and artexed ceiling. Fitted curtain pole.

**BATHROOM:** White suite of panelled bath with new mixer tap, tiled surround and "Mira" shower fitting over. Pedestal hand basin with tiled splashback and cupboard under. Low level WC. Built-in airing cupboard with "Vaillant" gas fired Combi central heating boiler and slatted shelves. Extractor fan. Coved and artexed ceiling. Roller blind.

**OUTSIDE:** A concrete drive, providing off street parking leads from the road to a detached, brick and tiled **Garage**, 17'0" x 8'8", (5.1m x 2.6m), with up & over door, vent for tumble dryer, concrete floor, electric light and power points. Outside tap. To the front of the property is a gravelled, South-West facing patio garden, and to the rear is a very well fenced, mainly lawned garden with paved patio areas.

**Services:** All mains services are connected to the property.

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

**Tax Band:** "B".

**EPC:** D.

**Note:** Those applicants with pets need not apply.

