



27a Upper Market Place, FAKENHAM.

NR21 9BX.

RENT: £850 pcm

Deposit: £850

Deceptively Spacious, first & second floor Apartment with electrically heated 3 bed-roomed accommodation.

Very conveniently located in a Grade 2 Listed building in the shadow of the historic Church in the Market Square, and within easy walking distance of all Town Centre amenities.

On the Ground Floor: Small Entrance Hall

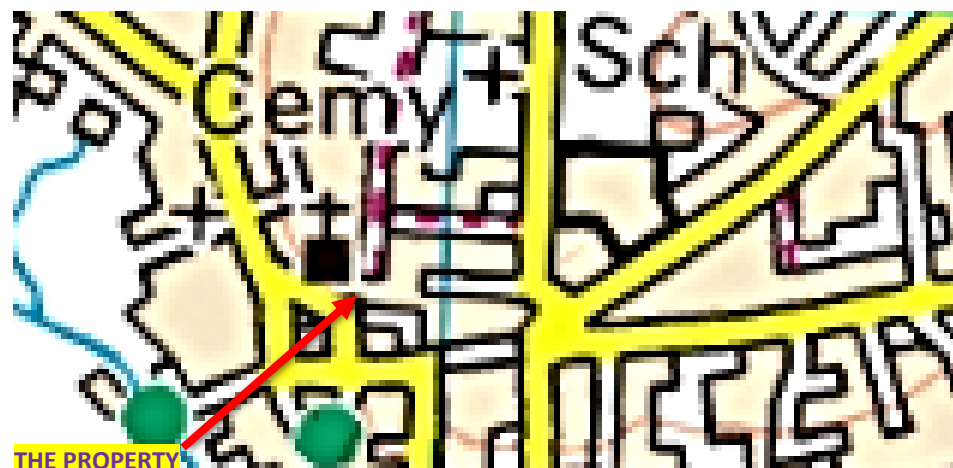
On the First Floor: Landing, 24ft split-level Sitting room, Kitchen, Inner Landing and Cloakroom.

First Floor: Landing, 3 Bedrooms and a Bathroom

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

Directions: The property is located in the North-West corner of the Market Square in the centre of Fakenham, by the entrance to car park at the foot of the Church tower, and above Metcalf jewellers, 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.



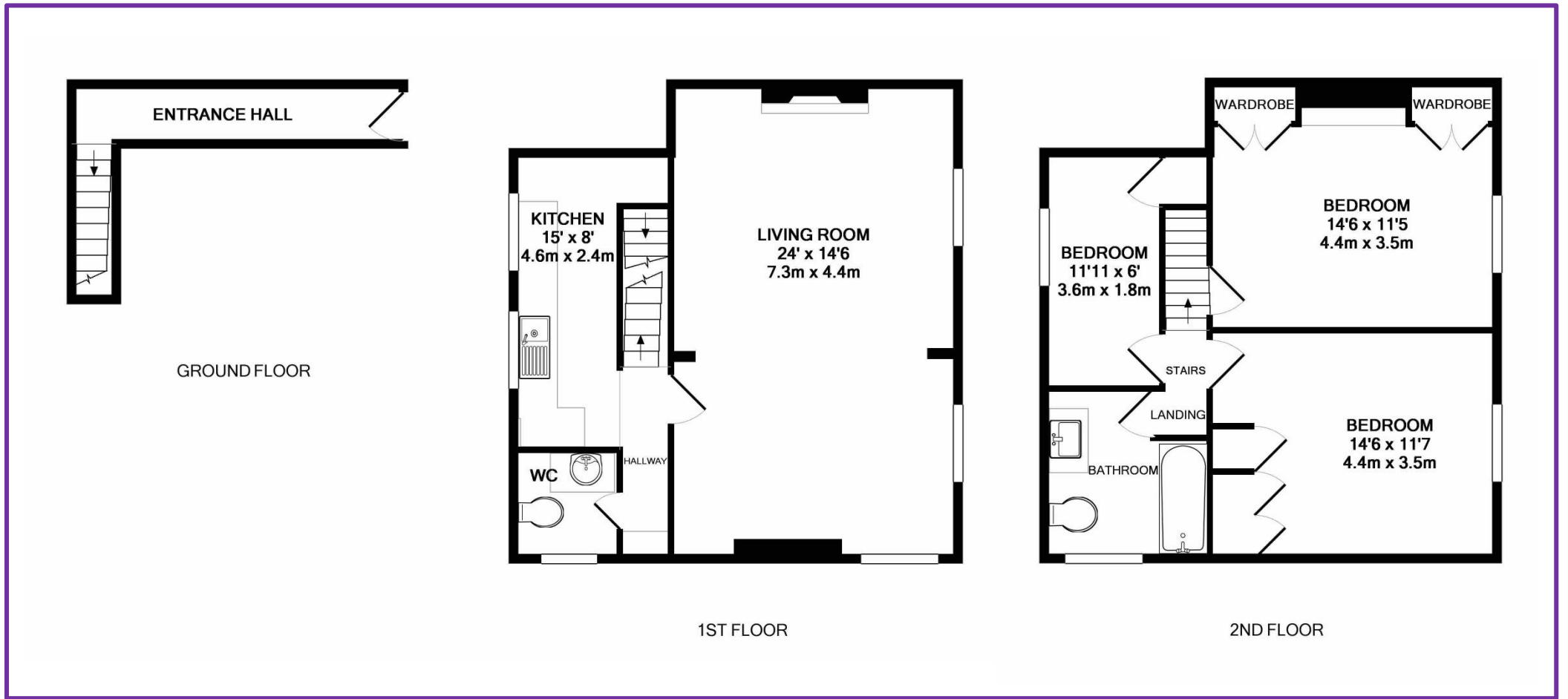
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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.



Ground Floor: Part glazed door to;

Entrance Hall: with staircase and glazed door to;

First Floor:

Landing:

Split-level Sitting room: 24'0" x 14'6", (7.3m x 4.4m). Decorative, marble fireplace with matching hearth, and plaster mantle shelf and surround. "Newlec" electric panel heater. "Dimplex" night storage heater. 3 sash windows. Telephone point. TV point. Coved ceiling.

Kitchen: 15'0" x 8'0", (4.6m x 2.4m). Stainless steel sink unit set in long fitted work surface with tiled surround, and drawers, cupboards, appliance space and plumbing for washing machine under. "Newlec" electric heater. Strip light. Roller blind.

Inner Landing: Fitted shelf with mirror and light over, and meters cupboard under.

Cloakroom: Vanity shelf with hand basin, tiled splashback and mirror over. Cupboards under. Low level WC. Sash window.

Second Floor:

Landing: "Dimplex" night storage heater. Hatch to roof space. Sub fuse box.

Bedroom 1: 14'6" x 11'5", (4.4m x 3.5m)

2 built-in double wardrobe cupboards and central vanity shelf with mirror over. High level storage cupboards. "Newlec" electric heater. TV point. Sash window.

Bedroom 2: 14'6" x 11'7", (4.4m x 3.5m). Built-in airing cupboard with lagged hot water cylinder, fitted immersion heater and slatted shelving. Adjoining wardrobe cupboard with fitted shelves and rail. "Unidare" night storage heater. Sash window.

Bedroom 3: 11'11" x 6'0", (3.6m x 1.8m). Built-in wardrobe cupboard with fitted shelf and hanging rail. TV point. Sash window – with view of Church.

Bathroom: Coloured suite of panelled bath with mixer tap/shower fitting over and tiled surround. Vanity shelf with hand basin, tiled surround, and cupboards under. Fitted medicine cabinet, mirror and light over. Low level WC. Electrically heated towel rail. Shaver point. Sash window.

Services: Mains water, electricity and drainage are connected to the property.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811.
Tax Band: "B".

EPC: Not applicable.

