



**Flat 3,
Derwent House,
1 Raynham Road,
HEMPTON.
NR21 7LN.**

**To Let,
unfurnished for 12 months.**

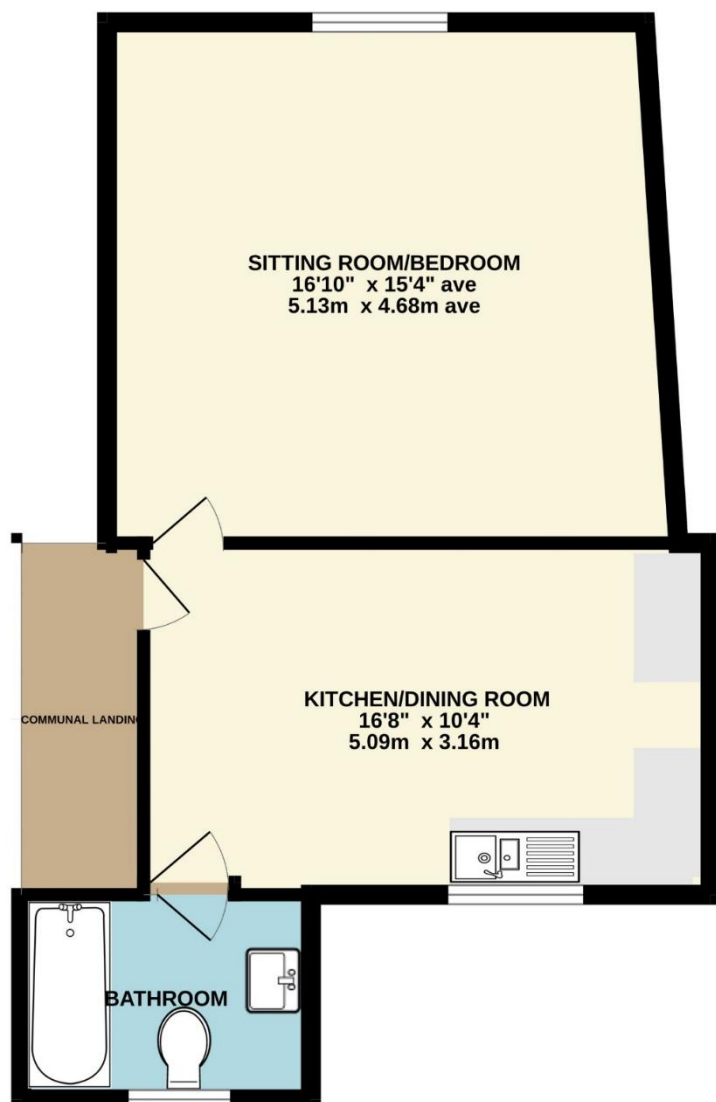
Rent: £650 pcm

Deposit: £650

Deceptively Spacious, recently renovated and redecorated First Floor Bed/Sit Apartment with gas centrally heated and double glazed accommodation.

The property has Easterly views across Hempton Common, is within walking distance of open farmland the Racecourse and the River Wensum, and is within 1 mile of Fakenham Town Centre.

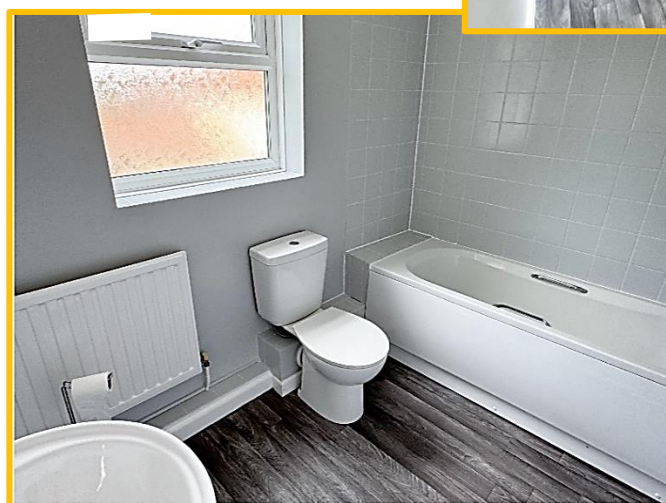
Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk



Bed/Sitting room



Kitchen/Dining room



Bathroom

Ground Floor:

Communal entrance and staircase to **First Floor** and shared Landing. Door to;

Kitchen/Dining room: 16’8” x 10’4”, (5.1m x 3.25m).

1½ bowl stainless steel sink unit with mixer tap, set in fitted work surface with drawers, cupboards, appliance space and plumbing for washing machine under. Further fitted work top with drawer, cupboard and appliance space under. Matching range of wall mounted cupboard units, and recirculating hood. “Viessman” wall mounted gas fired central heating boiler. Telephone point. New flooring. Back to back doors to bathroom. Door to;

Sitting/Bedroom: 16’10” x 15’4”, (5.1m x 4.7m) (ave).

TV point. Open views across Hempton Common.

Bathroom:

White suite of panelled bath with tiled surround and mixer shower tap. Pedestal hand basin with mixer tap, mirror and light/shaver point over. Low level WC. Extractor fan.

Outside:

Approached off Shereford Road, and adjacent to Derwent House, is a gravelled area providing **car parking space**.

To the rear is a wide, paved patio area with shared sitting out space, drying area and an allocated, timber and felt roofed **Storage Shed**. (There is currently a cooker available to buy within the shed, if required).

Services:

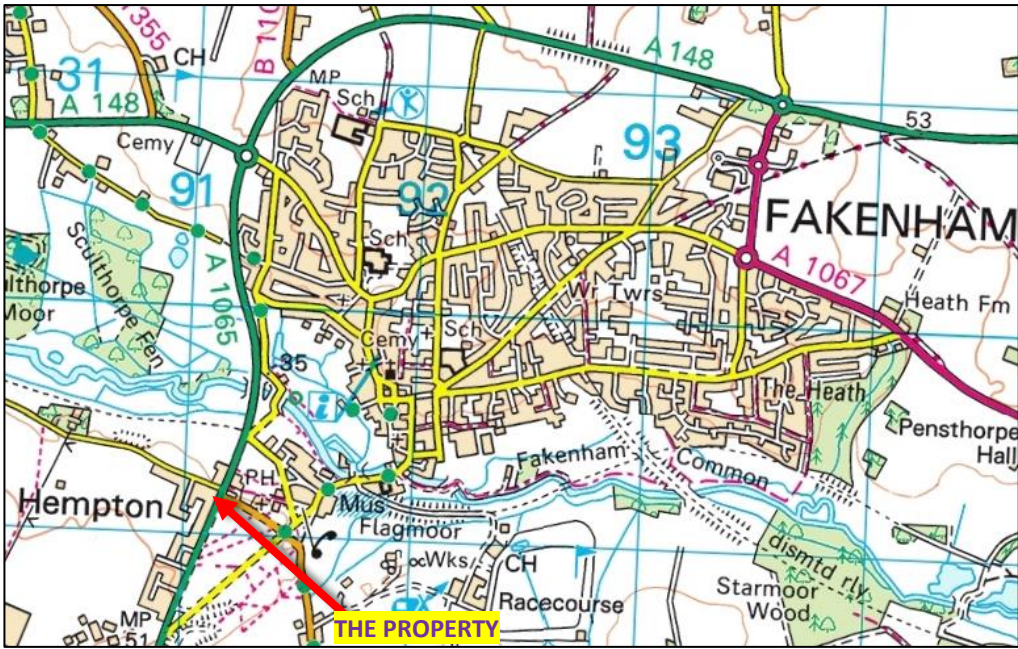
All mains services are connected to the property.

District Authority:

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

Council Tax Band: “A”.

EPC: C.

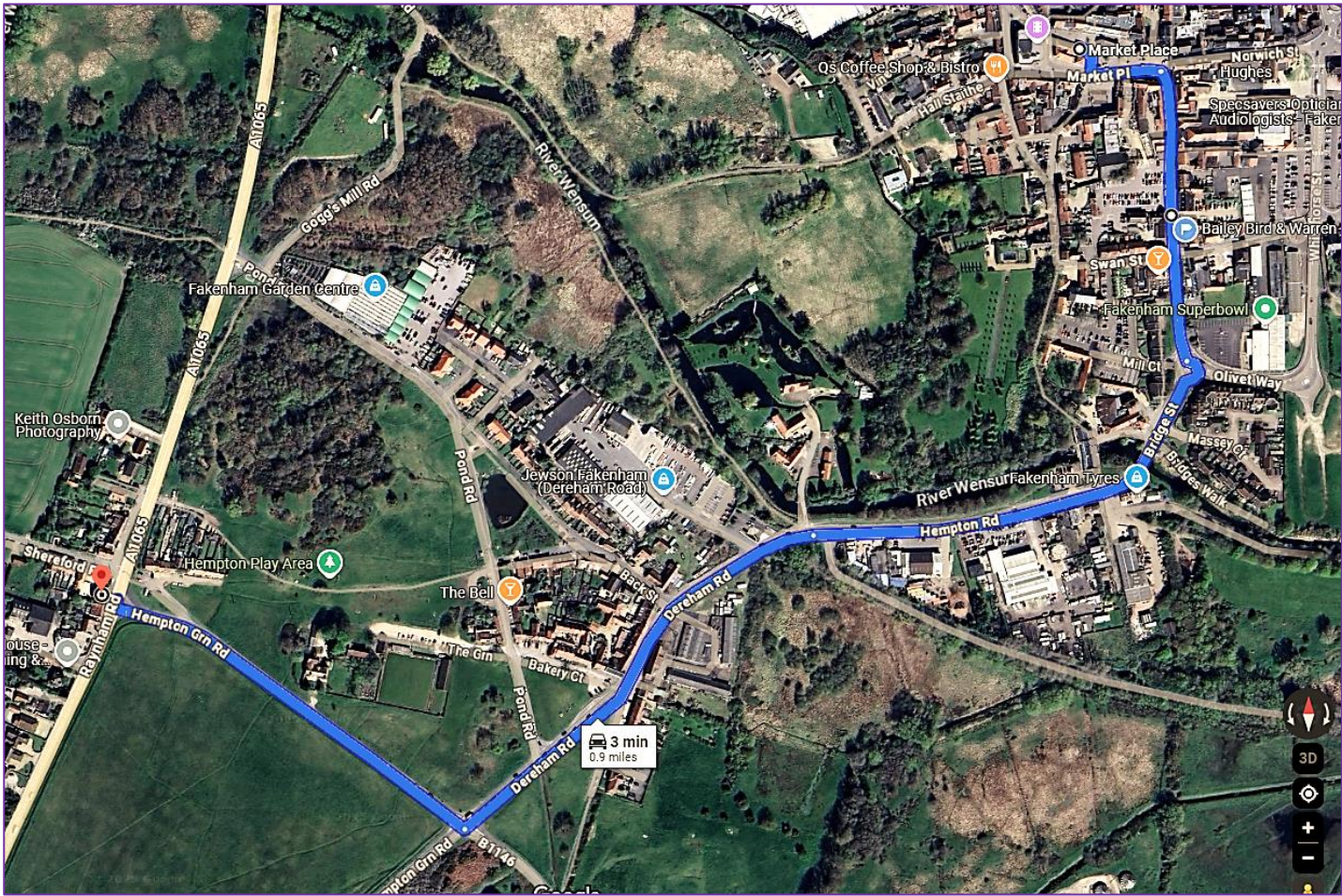


Directions:

From Fakenham Town Centre take Bridge Street and follow the road into Hempton. Turn right at the crossroads, and at the staggered junction the property is on the opposite side of the road, next to the bus shelter.

Location:

Hempton is a small village on the outskirts of Fakenham Market Town. The village has a pub, Church and village green with duck pond. Fakenham offers a wide range of shopping, educational & 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. The picturesque North Norfolk 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.



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.