



**111 Greenway Lane,
FAKENHAM.
NR21 8EL.**

**To Let,
unfurnished for 12 months.
Rent: £1000 pcm**

Deposit: £1000

Modern, Semi-detached House with gas centrally heated and double glazed 3 bedrooomed accommodation.

There is a partly lawned garden to the front, a further, well enclosed garden to the rear, along with a Garage.

Located in a non-estate position, about 1 mile from the Town Centre.

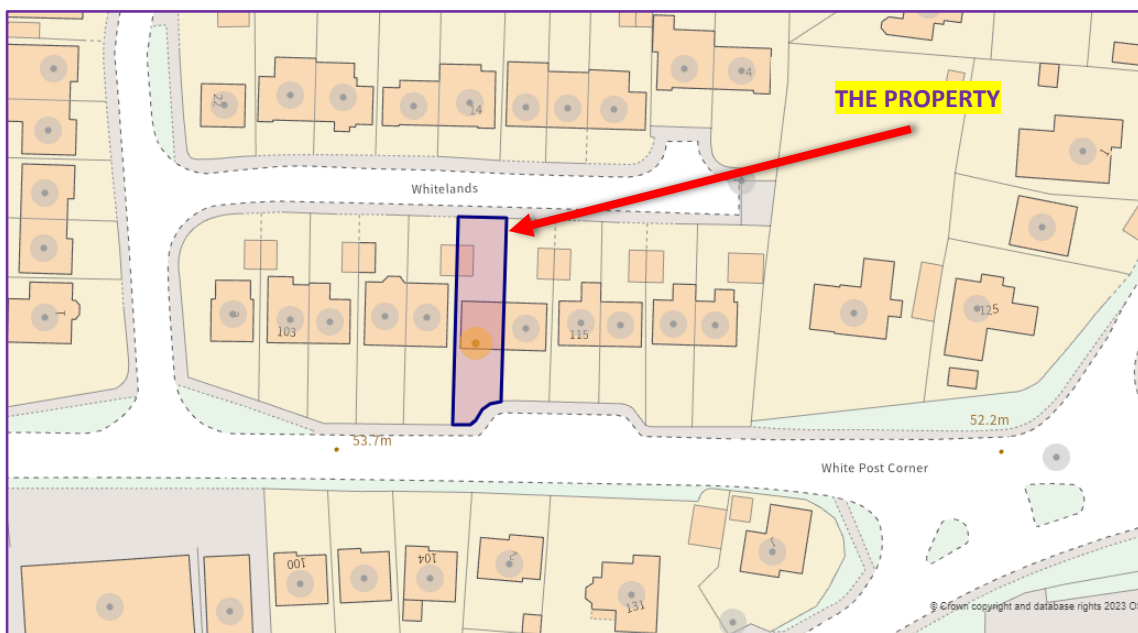
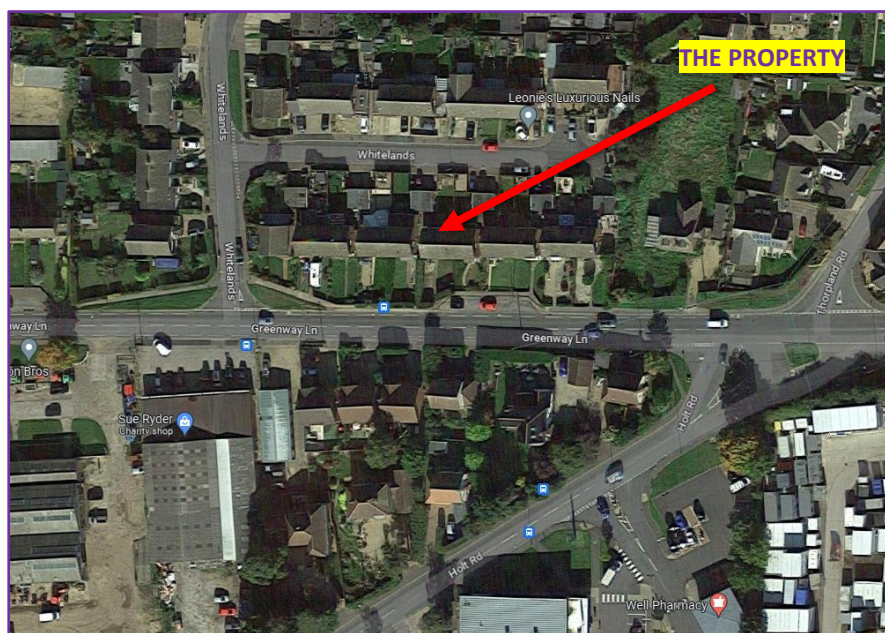
The property comprises: Entrance Hall, Sitting room, Kitchen, Bathroom and 3 Bedrooms.

Outside: Semi-detached Garage to rear, front Garden, and well enclosed rear Garden

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

Directions: From the Town Centre take Oak Street, and at the Wells Road junction turn right into Highfield Road. Continue straight over the traffic lights into Greenway Lane, and continue past the Henry IV Public House. The property is just past the turning to the Whitelands development, 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.



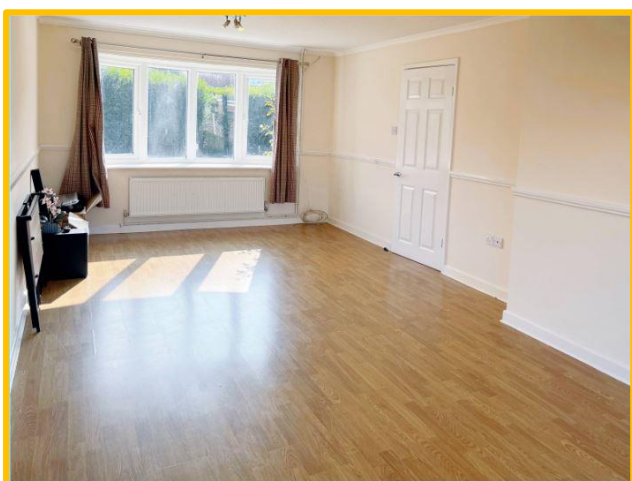
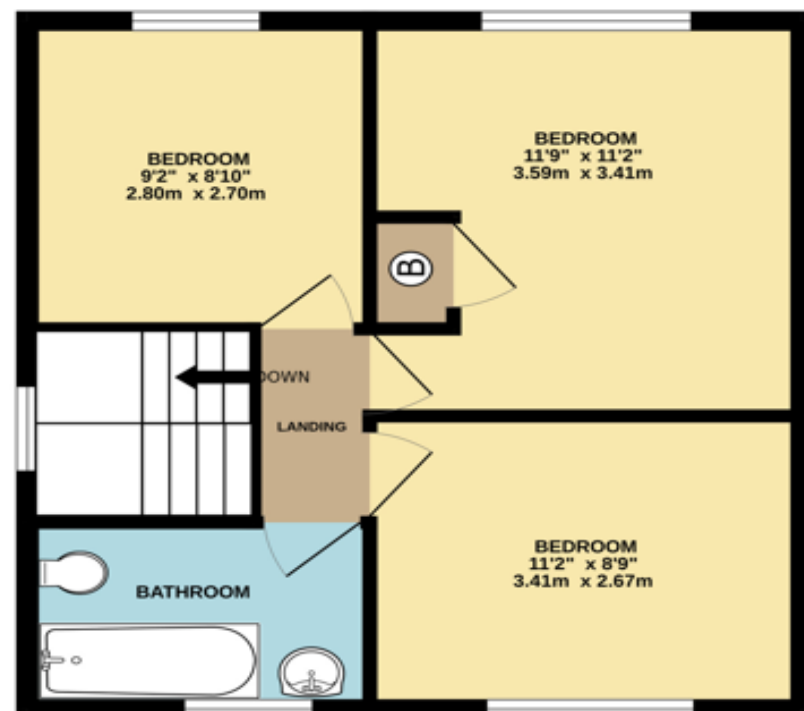
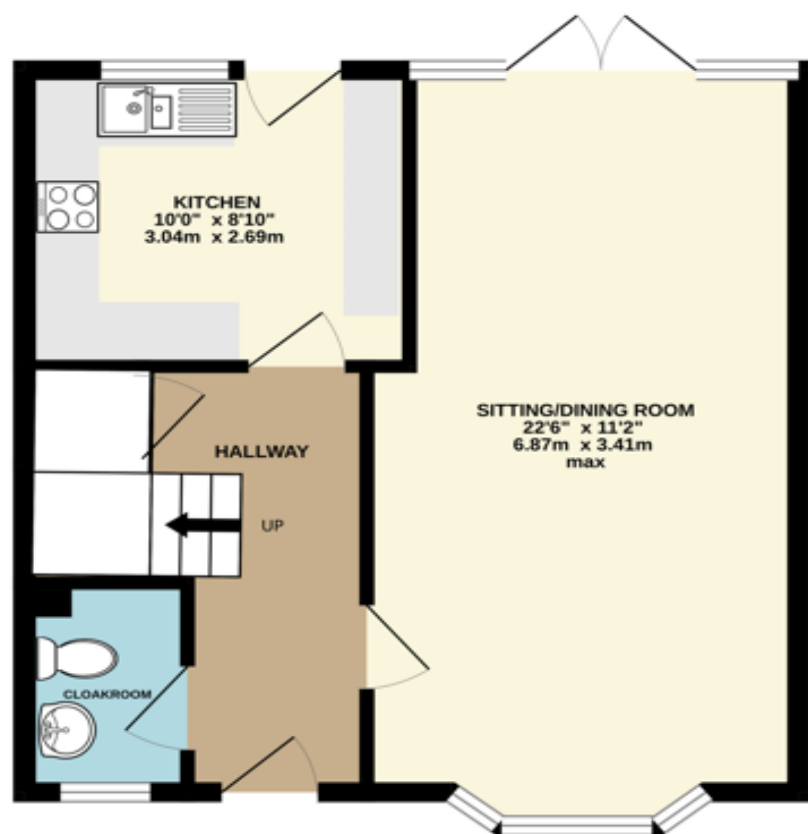
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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Ground Floor:

Canopy Entrance Porch:

Entrance Hall: Understairs cupboard.

Cloakroom: Pedestal hand basin. Low level WC. Laminate floor.

Sitting room: 21'6" x 11'3" max, (6.8m x 3.4m). Double glazed bay window to the front. Twin, double glazed doors to rear garden. TV point. Spotlights. Laminate flooring.

Kitchen: 10'0" x 8'10", (3.4m x 2.6m). 1½ bowl stainless steel sink unit with mixer tap set in fitted worktop with cupboard and plumbing for washing machine under. Further worktop with integrated 'Whirlpool' oven and electric hob with drawers, cupboards, and appliance space under. Matching wall mounted units and extractor fan over. Further worktop with appliance space under and further appliance space to side. Half double glazed door to outside.

First Floor:

Landing: Hatch to roof space.

Bedroom 1: 11'5" x 11'11", (3.5m x 3.4m). Cupboard with "Vaillant" central heating boiler and slated shelves. TV point.

Bedroom 2: 11'4" x 8'9", (3.4m x 2.6m).

Bedroom 3: 9'0" x 8'11", (2.8m x 2.7m). TV point.

Bathroom: White suite with panelled bath, with mixer tap and "T80" shower over. Low level WC. Pedestal hand basin with tiled splashback, and mirrored cabinet over. Extractor fan.

Outside: Partly lawned front garden with concrete path leading to front door. Mainly lawned, well enclosed garden to rear with patio area, flower bed to the side and access door to garage.

Garage, 8'3" x 16'4", (2.5m x 4.9m), with up & over door and concrete floor.

Services: All mains services are connected to the property.

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

Tax Band: "B".

EPC: "C".

