



14 Church Lanes, Fakenham
£925 per calendar month

BELTON DUFFEY



14 CHURCH LANES, FAKENHAM, NORFOLK, NR21 9DG

A two bedroom terraced house with extensive gardens and within walking distance of the Town centre.

DESCRIPTION

A recently refurbished two bedroom terraced house with extensive gardens and within walking distance of the Town centre.

The accommodation briefly comprises: Sitting room/dining room, kitchen and boot room to the ground floor. To the first floor there are two bedrooms and a bathroom.

The property also benefits from UPVC double glazing, gas fired central heating and extensive rear garden.

SITUATION

North Norfolk's largest town, Fakenham is a bustling and lively community ideally located for access to the coast (10 miles) and also for Norwich (25 miles) and King's Lynn (22 miles). A weekly market transforms the town, bringing in visitors across the region who can enjoy a huge array of food, plants, clothing and local produce stalls set around the attractive central market place.

Given that around 65% of the town's population live and work in the district, Fakenham offers a diverse range of amenities including bars, restaurants, coffee shops, cinema, bowling alley, 4 supermarkets, furniture and DIY stores plus clothing retailers and a garden centre.

Furthermore, there are 3 schools - infant, junior and secondary (including 6th form) as well as 4 banks, 2 building societies and a large medical centre.

Situated on the upper reaches of the River Wensum, Fakenham has a wide choice of picturesque walks and access to the National Cycle Network. On the outskirts is Pensthorpe Natural Park set in 700 acres and, to the west, the Hawk and Owl Trust based at the Sculthorpe Moor Nature Reserve. Sports facilities include Fakenham Sports and Fitness Centre plus the Gallow Sports Centre offering a golf course, squash, tennis and indoor bowls. And not forgetting - Fakenham Racecourse – the only National Hunt course in Norfolk.

ENTRANCE LOBBY

Wood effect laminate flooring, stairs to first floor.

SITTING ROOM/DINING ROOM

6.60m x 3.09m (21' 8" x 10' 2")

Wood effect laminate flooring, feature fireplace, understairs storage cupboard, 2 x radiators, dual aspect windows to front and rear.

KITCHEN

3.84m x 2.21m (12' 7" x 7' 3")

A range of wall and base units with wood effect worktops over, stainless steel sink and drainer with mixer tap, space for fridge/freezer, plumbing and space for for automatic washing machine, built in electric fan assisted oven with 4 ring ceramic hob with extractor over, window to side, wood effect vinyl flooring.



BOOT ROOM

1.98m x 1.36m (6' 6" x 4' 6")

Vinyl flooring, door leading to garden and windows to side.

FIRST FLOOR LANDING

Fitted carpet, loft access.

BEDROOM 1

3.29m x 3.11m (10' 10" x 10' 2")

Fitted carpet, radiator, built in cupboard, window to front.

BEDROOM 2

2.40m x 1.86m (7' 10" x 6' 1")

Fitted carpet, radiator, window to rear.

BATHROOM

3.06m x 1.50m (10' 0" x 4' 11")

Paneled bath with electric shower over and shower screen, pedestal wash hand basin, low level WC, ladder style radiator, built in airing cupboard, window to rear, vinyl flooring.

OUTSIDE

To the front of the property is a low maintenance garden. To the rear of the property is a large garden mainly laid to lawn with timber shed.

ADDITIONAL INFORMATION

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit - [right-to-rent service.gov](https://right-to-rent.service.gov.uk)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £925.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

DIRECTIONS

Leave Fakenham town centre heading north on Queens Road, passing Gladstone Road on the left-hand side, and take the second left into Rosemary Terrace. You will see the property at the end of the road on the right-hand side



AWAITING

FLOORPLAN

OTHER INFORMATION

North Norfolk District Council, Holt Road, Cromer. Council tax band A

EPC rating band E

Gas fired central heating.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com



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