



14 Baxter Close, Fakenham
£1,200 per calendar month

BELTON DUFFEY



14 BAXTER CLOSE, FAKENHAM, NORFOLK, NR21 8LE

A recently refurbished modern three bedroom mid-terraced house in a popular location close to local amenities.

DESCRIPTION

A recently refurbished modern three bedroom mid-terraced house in a popular location close to local amenities.

The accommodation briefly comprises: Entrance hallway, cloakroom, kitchen/diner and sitting room/dining room to the ground floor. To the first floor there are three bedrooms and a family bathroom.

The property also benefits from having double glazing, gas central heating, enclosed rear garden and garage.

SITUATION

Fakenham is often referred to as the "gateway" to North Norfolk. On the banks of the River Wensum and nestling between the historic city of Norwich and the medieval port of King's Lynn, Fakenham is also only a short drive to the beautiful North Norfolk coastline some 11 miles away. Once renowned for its successful printing industry, Fakenham is now better known for Norfolk's only national hunt racecourse and its popular weekly markets, flea market and public auctions in the local sales room. People come from far and wide on market and race days transforming the central marketplace. Fakenham boasts 3 supermarkets, library, doctors' and dentists' surgeries, a good selection of restaurants, bowling alley, cinema and infants', junior and high school with 6th form college. Surrounding areas are all well serviced by bus routes with direct rail links to Cambridge and London from King's Lynn and Norwich.

ENTRANCE HALLWAY

Vinyl flooring, radiator.

SITTING ROOM/DINING ROOM

5.45m x 3.07m (17' 11" x 10' 1")

Wood effect flooring, TV and telephone points, window to front, radiators, patio doors leading to garden.

KITCHEN/DINER

5.43m x 2.86m (17' 10" x 9' 5")

A range of bespoke wall and base units and drawers with wooden worktops over, built in electric oven with 4 ring gas hob and extractor over, built in fridge/freezer and dishwasher, stainless steel sink and drainer with mixer tap, plumbing and space for automatic washing machine, wall mounted gas fired central heating boiler, radiator, tiled floor, windows to front and rear.

CLOAKROOM

2.91m x .85m (9' 7" x 2' 9")

Low level WC, wash hand basin, radiator, vinyl flooring, window to rear.

FIRST FLOOR LANDING

Fitted carpet, radiator, two built in storage cupboards, loft access, window to rear.



BEDROOM 1

3.24m x 2.8m (10' 8" x 9' 2")

Fitted carpet, built in wardrobe, TV and telephone point, radiator, window to front.

BEDROOM 2

3.11m x 2.86m (10' 2" x 9' 5")

Fitted carpet, built in wardrobe, radiator, TV and telephone point, window to front.

BATHROOM

2.02m x 1.87m (6' 8" x 6' 2")

Panelled bath with electric shower over, low level WC, pedestal wash hand basin, radiator, vinyl flooring, window to rear.

BEDROOM 3

2.45m x 2.07m (8' 0" x 6' 9")

Fitted carpet, radiator, TV and telephone point, window to rear.

OUTSIDE

The front of the property is accessed via a concrete pathway allowing pedestrian access.

To the rear of the property is an enclosed garden mainly laid to lawn with wooden shed and rear access gate leading to the garage.

GARAGE

Up and over garage door.

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)

<https://right-to-rent.service.gov.uk/rtr-prove/id-question>

4) Deposit - £1200.00. (Capped at no more than 5 weeks' rent).

5) To be let unfurnished.

6) Sorry no pets.



AWAITING

FLOORPLAN

DIRECTIONS

From the Agent's Fakenham office, proceed out of town on the Holt Road and, at the junction at Greenway Lane, turn right. Take the second left into Baxter Close, the property will be found on the main road.

OTHER INFORMATION

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

Gas fired central heating.

EPC band C.

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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