

TO LET

Cruso & Wilkin



32 High Street, Walsingham
£925 per calendar month



Regulated by

RICS[®]

The Estate Office, Church Farm,
Station Road, Hillington, King's Lynn, Norfolk
PE31 6DH
01553 691691

The Estate Office, 2 Northgate,
Hunstanton, Norfolk
PE36 6BA
01485 535600



Location

*32 High Street,
Walsingham,
Norfolk
NR22 6RP*

Description

A unique opportunity to rent a delightful property in the heart of the conservation area of Walsingham, the property offers a lounge, kitchen/diner, Two bedrooms, bathroom, dressing room and a courtyard garden. Single glazing, oil central heating.

Please note: this property is let unfurnished

Directions

Directions from Fakenham to NR22 6AA

From Fakenham, follow B1105 for about 3.5 miles. At the junction, turn left onto Fakenham Road. Continue for 1.7 miles, entering Little Walsingham. Fakenham Road leads onto the High Street where the property can be found on the right-hand side.



toasters.drawn.exhale



Nearest Postcode
NR22 6RP



The Accommodation

Door to rear leading into Entrance Hall
Radiator, Stairs to first floor

Steps down to Lounge: 4.88m x 3.97m
Bay Window to side, open fireplace, radiator, step down to:

Kitchen/Diner 4.51m x 4.24m
Fitted with a range of wall and base level kitchen units with worktops over, single sink drainer, plumbing for washing machine, space for electric cooker, radiator, wall mounted central heating boiler. Door to rear porch.

Rear Porch:
Shelving to side, door to courtyard garden.

First Floor landing:

Window to rear, radiator, original ceiling beams, door to second floor. loft space which can be used for light storage only.

Bedroom One: 3.29m x 3.13m

Sash window to front, radiator, beams to ceiling, carpeted floor.

Bedroom Two: 3.75m c 2.76m mc 3.22m min

Sash window to front, radiator, carpeted floor

Bathroom:

Fitted with a side panel Bath with a shower over attachment, W.C, wash hand basin, radiator, cupboard housing water tank and shelving. Window overlooking rear courtyard, Door leading to:

Dressing Room: 2.11m x 1.80m

Outside:

Fully enclosed courtyard Garden, oil tank, brick store which houses water meter.



Deposit

A deposit of £1,060 will be required prior to the commencement of the tenancy. The deposit is held in the Landlords Deposit Scheme (DPS) as stakeholders who are members of the Deposit Scheme in compliance with current legislation. Please note the following applies to the deposit held at the end of the tenancy:

1. Return of the deposit will be by cheque or direct payment to the bank only.
2. If the Tenancy is held in joint names we shall require joint instructions on how to return the deposit.
3. In the event of a dispute at the end of the tenancy the deposit will be held pending agreement between Landlord/Tenant as to the amount of any dilapidations payable. This will be referred to the Tenancy Deposit Scheme in the event of non-agreement.

Viewing Arrangements

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, telephone: 01553 691691. All viewings to be conducted during daylight hours only.

Council Tax Banding

B

Local Authority

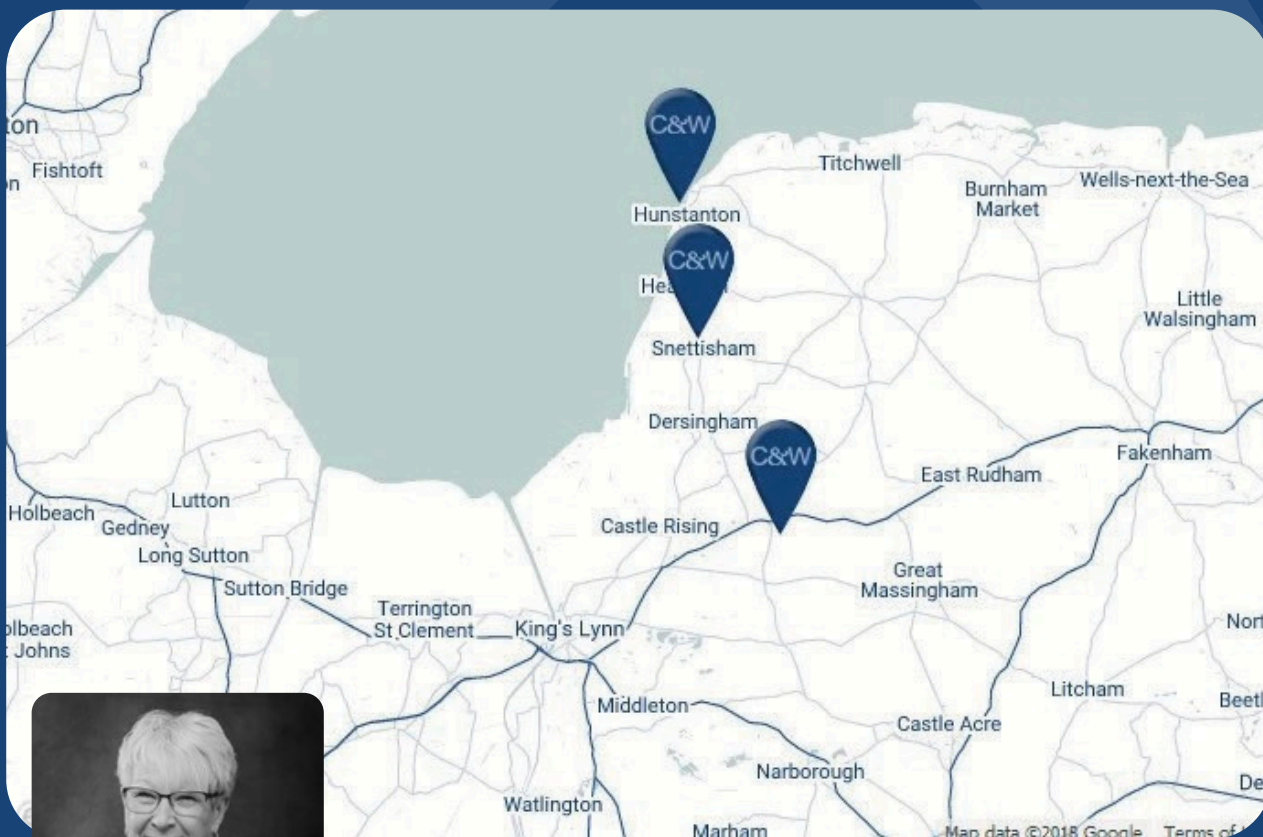
North Norfolk District Council,
Telephone: 01362 656870

Energy Performance Certificate

D – Valid Until December 2029

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Lynn List:

01553 691691

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Particulars prepared: May 2025

Photographs taken: May 2025

Important Notices

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective purchasers are advised to check measurements for any particular purpose e.g. Fitted carpets and furniture. No assumptions should be made with regard to photographs, e.g. that any contents shown are included. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin, their joint Agents or the Vendors or Lessors.



Cruso & Wilkin

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