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BIRDS

ESTATE AGENTS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

**18 THE SQUARE
DOCKING ROAD
FRING
PE31 6SG**

**TO LET: £1400 pcm
unfurnished**



**A three storey, 3 bedroom house
in this rural hamlet just 2 miles from Docking.**

ENTRANCE & RECEPTION HALL • 17FT SITTING ROOM with fireplace •
UTILITY ROOM • FITTED KITCHEN • GARDEN ROOM • CLOAKROOM •
LANDING • FIRST FLOOR 18FT MAIN BEDROOM • BATHROOM
• STUDY/LANDING ON SECOND FLOOR & TWO BEDROOMS •

OUTSIDE: Shared parking to the front and small garden.
Rear garden.

SERVICES: Mains Water & Electricity & Drainage. Oil-Fired Central Heating.
Sealed Unit Glazing in Replacement Windows.
COUNCIL TAX BAND: 'B' (£1824.36 2026/27)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

18 The Square is an end of three terraced house set back from the road in this picturesque hamlet with a newly opened The Old Store Bakery & Pantry, just 2 miles from Docking (which has a primary school & local shops) and 9 miles from Hunstanton which has a wide selection of amenities. The coast at Brancaster is only 6 miles away.

GROUND FLOOR

Entrance and Reception Hall: 17'3"x9' (5.25x2.74) overall. radiator, thermostat, enclosed staircase to the first floor.

Sitting Room: 17'5"x11'3" (5.30x 3.42) pine surround fireplace, 2 radiators, 2 doors into hall.

Kitchen: 14'3"x9'8" (4.34x2.94) fitted range of base cupboards & beech wood work surfaces with tiled surrounds and 'Belfast' sink, space for a fridge & plumbing for a dishwasher, built-in electric oven & hob, radiator.

Utility Room: 8'8"x 7' (2.64x2.13) fitted beech work tops, cupboards and stainless steel sink, plumbing for a washing machine.

Garden Room: 9'x8'5" (2.74x2.56) radiator, rear entrance door.

Cloakroom: 9'x2'8" (2.74x0.81) pedestal hand basin, WC, 'Camray 3 oil boiler.

FIRST FLOOR

Landing: feature fireplace, Airing cupboard, radiator, staircase to second floor .

Bedroom 1: 18'2"x11'6" (5.53x3.50) feature fireplace, pedestal handbasin, shaver point, strip light & mirror, 2 radiators.

Bathroom: 9'x 8'5" (2.74x2.56) white suite comprising a pannelled bath with tiled surround, shower over & glazed screen, pedestal handbasin, mirror strip light & shaver socket, WC, radiator & towel radiator.

SECOND FLOOR

Landing /Study Area: 10'3"x8'5" (3.12x2.56) 'velux' window, radiator, TV point & telephone point.

Bedroom 2: 16'x10'7" (4.89x3.07) radiator.

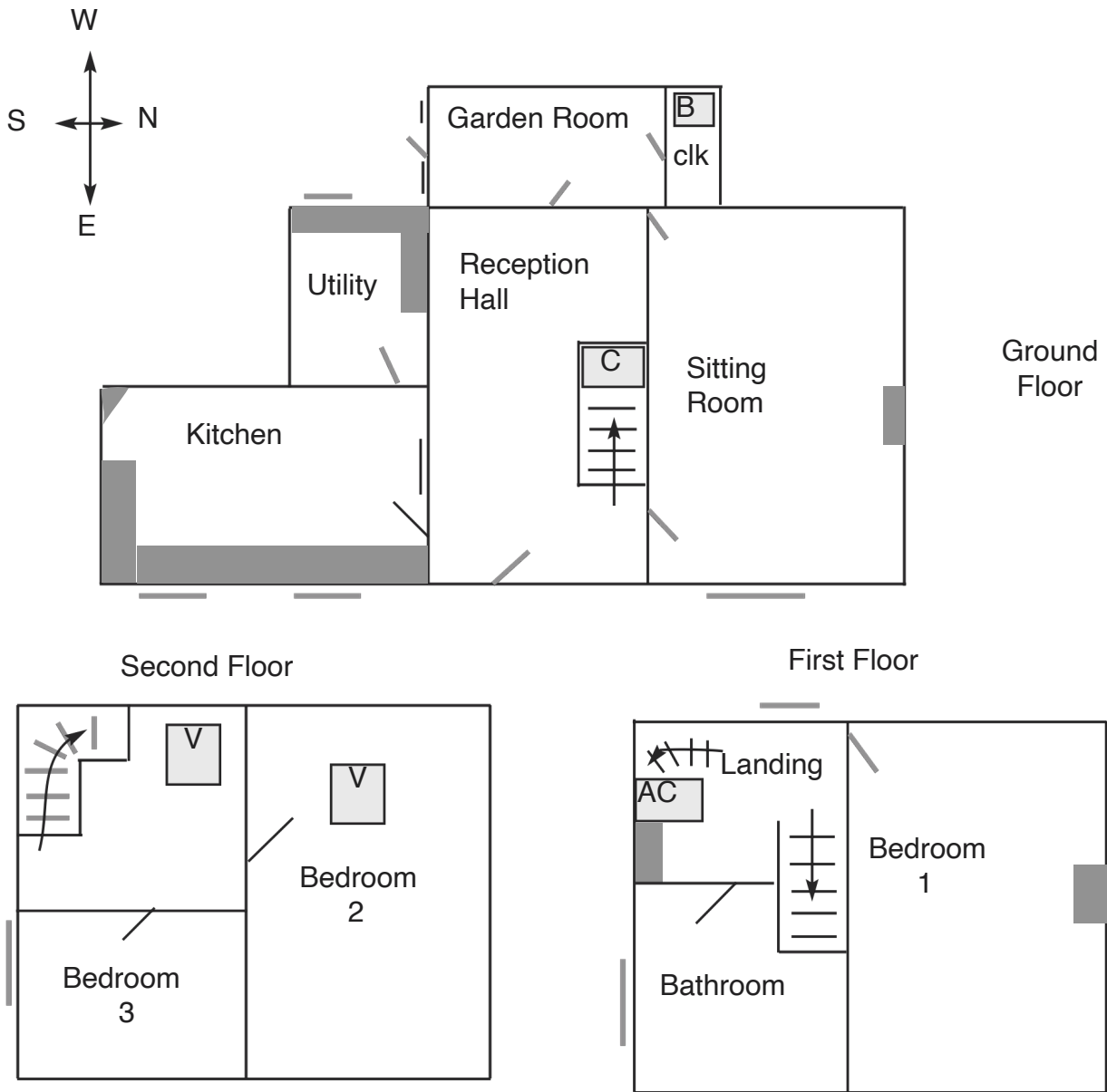
Bedroom 3: 10'3"x7'6" (3.12x2.28) radiator. (rustic shelving to be removed)

OUTSIDE

Shared parking area to the front. Narrow front garden. Gate to the rear garden area adjoining a small copse. Oil Tank. (garden will be tidied up)



**Floor Plan
for Identification Purposes Only
Not to Scale**



PRINCIPLE TERMS OF LETTING

1. The property is a Assured Periodic Tenancy at a rental of £1400 per calendar month, payable monthly in advance, exclusive of services and council tax.
2. A deposit representing one months rent will be required on the commencement of the tenancy.
3. References will be required from an Employer, Landlord (if applicable), bank, professional person and family acquaintance.
4. The Landlord or his Agents reserve the right to refuse any application.