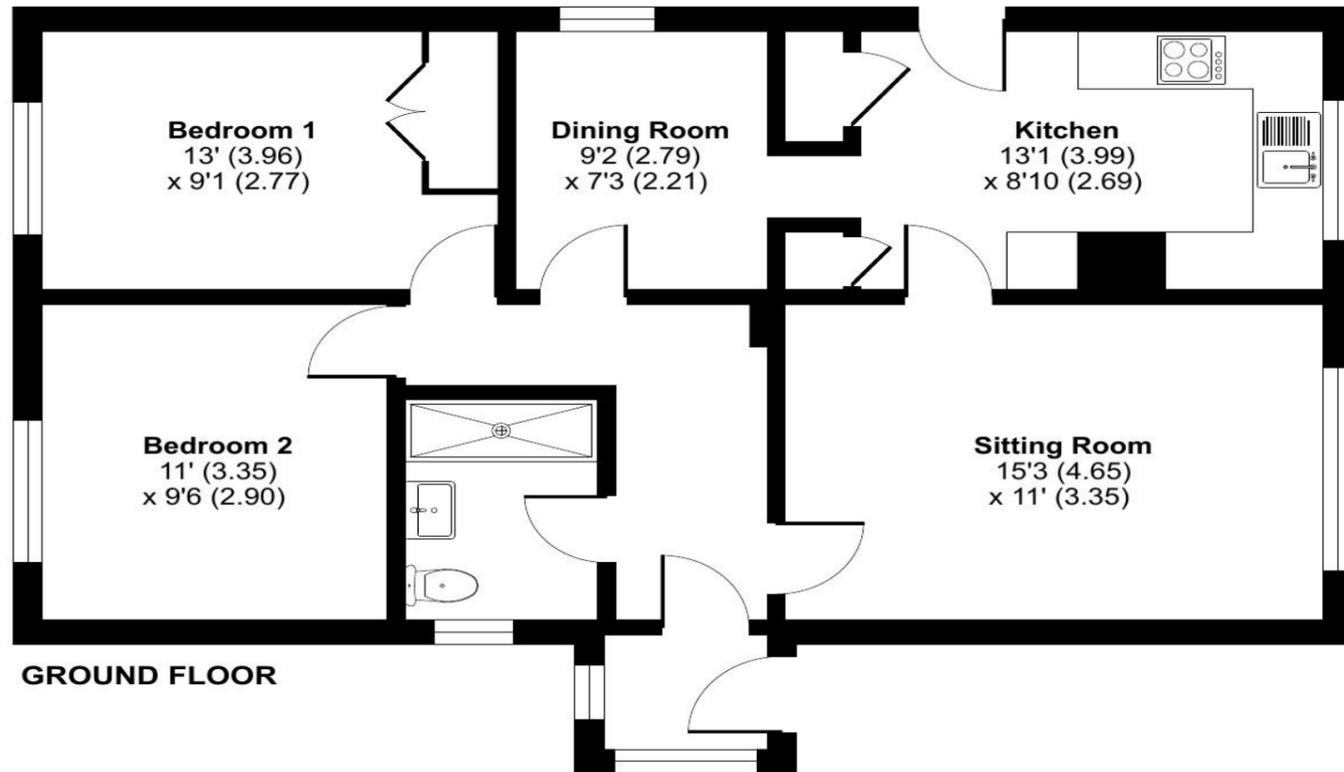
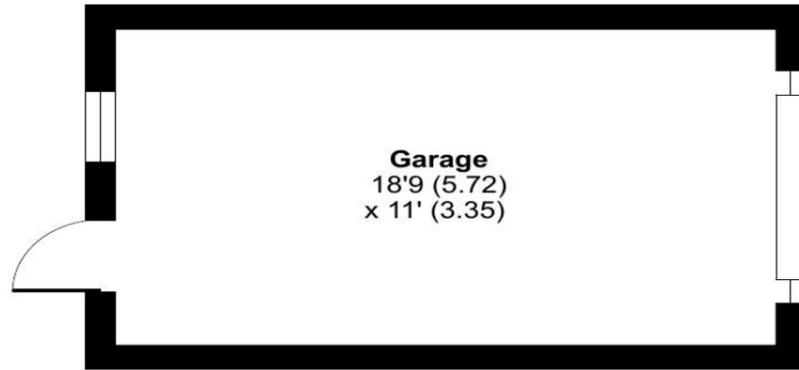




Denver Hill, Downham Market, PE38

Approximate Area = 769 sq ft / 71.4 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 976 sq ft / 90.6 sq m
For identification only - Not to scale



GROUND FLOOR



Denver Hill, Downham Market, PE38 9BE

CHAIN FREE! Detached, two bedroom bungalow situated at the end of the cul-de-sac in the Norfolk market town of Downham Market. The property would benefit from some internal enhancement and boasts two reception rooms, gas central heating, garage, gardens and access to London Kings Cross via train!

Price £280,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1179757





Garage
18'9" (5.72m) x 11'0" (3.35m)

Main up and over door to front, door opening to rear garden, window to rear.

Rear Garden

Rear garden laid to lawn, paved patio seating area, wooden summer house, wooden garden shed, shrubs and plants to borders, fence to perimeter, access to front.

Agents Note

Under Section 21 of the Estate Agents Act 1979 (declaration of interest) we have a duty to inform potential purchasers of this property that the vendors are a close relation of one of the employees of Longsons Ltd.

Agents Note

EPC rating C70 (Full copy available on request)
 Council tax band B (Own enquiries should be made via Kings Lynn & West Norfolk Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating C70
- Well Maintained Gardens
- Garage & Parking
- Gas Central Heating
- Train Links to London Kings Cross
- No Onward Chain!

Situated within the popular, historic market town of Downham Market with great train links to London Kings Cross, Longsons are delighted to bring to the market this detached, two bedroom bungalow. Located in a cul de sac location, the property offers two reception rooms, shower room, well maintained gardens, parking, garage, gas central heating and UPVC double glazing.

Offered for sale CHAIN FREE!

Briefly, the property offers entrance porch, entrance hall, lounge, kitchen, dining room, two bedrooms, shower room, gardens, garage, parking, gas central heating and UPVC double glazing.

DOWNHAM MARKET

Downham Market is a popular market town with a good range of amenities including - a main line railway station offering rail service to Kings Lynn, Ely, Cambridge, and London Kings Cross, schools, shops, supermarkets, library, doctors surgeries and a leisure centre.

Entrance Porch

UPVC double glazed entrance door to front, entrance door to hallway.

Hallway

Loft access, radiator.

Lounge

15'3" (4.65m) x 11'0" (3.35m)

Feature gas fire, UPVC double glazed window to front aspect, radiator.

Kitchen

13'1" (3.99m) x 8'10" (2.69m)

Fitted kitchen units to wall and floor, worksurface over, enamel 1.5 bowl sink unit with mixer tap and drainer, space and plumbing for washing machine, space for electric oven with gas hob, space for tall upright fridge/freezer, breakfast bar, radiator, UPVC double glazed window to front aspect, UPVC double glazed entrance door opening to side, built in pantry cupboard, built in cupboard housing hot water cylinder, wall mounted gas central heating boiler, tiles to floor, tiled splashback, opening through to dining room.

Dining Room

9'2" (2.79m) x 7'3" (2.21m)

UPVC double glazed window to side aspect, radiator, opening through to kitchen.

Bedroom One

13'0" (3.96m) x 9'1" (2.77m)

UPVC double glazed window to rear aspect, radiator, built in wardrobes.

Bedroom Two

11'0" (3.35m) x 9'6" (2.9m)

UPVC double glazed window to rear aspect, radiator.

Shower Room

Double shower cubicle, wash basin set within fitted cabinet, WC, tiled walls, tiled floors, obscure glass UPVC double glazed window to side aspect, extractor fan.

Outside Front

Front garden laid to lawn, shrubs and plants to beds and borders, driveway providing off road parking and access to garage, pathway to front door, outside tap, outside light, access to rear garden.

