



Otter Close, Downham Market, PE38 9HB

welcome to

Otter Close, Downham Market

CHAIN FREE! A fantastic opportunity to purchase a first floor apartment in the heart of Downham Market. The property has been well-maintained throughout, & offers a good-sized lounge, modern kitchen, bedroom & bathroom, with an ALLOCATED PARKING SPACE & COMMUNAL GARDEN!



Accommodation:

Communal entrance door to communal hallway.

Entrance Hall

Intercom telephone. Storage cupboard. Night storage heater.

Lounge

13' 10" max x 11' 1" max (4.22m max x 3.38m max)
Two double-glazed windows to the front. Night storage heater. Television point. Opening to kitchen.

Kitchen

11' 1" x 5' 10" (3.38m x 1.78m)
This fitted kitchen includes both wall and base units with work surfaces over, a stainless steel sink and drainer unit, a built-in electric oven, and a hob with cooker hood over. Tiled splashbacks & tiled flooring. Two double-glazed windows to the front.

Bedroom

12' 3" x 8' 10" (3.73m x 2.69m)
Double-glazed window to the rear. Wall mounted electric heater. Television point, Built-in wardrobes.

Bathroom

Fitted with WC, pedestal wash hand basin, and panelled bath with mixer taps & shower attachment. Extractor fan. Tiled splashbacks. Wall mounted electric heater.

Outside

Outside the property, there is one allocated parking space & a communal garden.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Otter Close, Downham Market

- Chain free!
- First floor apartment
- Walking distance to train station & town centre
- Communal garden
- Allocated parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM110629 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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