









# welcome to

# Station Road, Ten Mile Bank, Downham Market

Chain free! A delightful, three bedroom semi-detached house located within the quiet village of Ten Mile Bank. This beautifully presented home has plenty to offer, including a spacious lounge & dining room, country-style kitchen & generous bedrooms, plus off-road parking & low-maintenance garden.













#### **Accommodation:**

Double-glazed entrance door to:

### Lounge

13' 1" x 12' (3.99m x 3.66m)

Double-glazed window to the front. Fireplace with wood burning stove. Opening to:

### **Dining Room**

13' 1" x 12' (3.99m x 3.66m)

Double-glazed window to the side. Electric radiator. Stairs leading to the first floor landing.

#### **Kitchen**

9' 7" x 14' 3" ( 2.92m x 4.34m )

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, and space for a range-style cooker with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine & slimline dishwasher. Tiled splashback. Airing cupboard. Double-glazed window to the side. Double-glazed door to the side.

### **Bedroom One**

9' 8" x 13' 7" ( 2.95m x 4.14m )

Double-glazed window to the side. Electric radiator.

#### **Bathroom**

Fitted with WC, wash hand basin & bath with shower over. Heated towel rail. Double-glazed window to the side.

## **First Floor Landing**

Stairs from the dining room.

#### **Bedroom Two**

12' x 13' 2" ( 3.66m x 4.01m )

Double-glazed window to the front. Electric radiator.

#### **Bedroom Three**

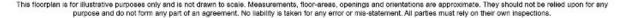
8' 5" x 8' 9" ( 2.57m x 2.67m )

Double-glazed window to the rear. Electric radiator. Built-in wardrobes.

#### **Outside**

A driveway to the side of the property provides offroad parking for 1 - 2 cars, with a garden gate leading to the entrance door. The low-maintenance garden to the rear of the property is partially laid to astro-turf & partially laid to slate, alongside a raised decking area. There is also a garden shed with power & lighting.









# welcome to

# Station Road, Ten Mile Bank, Downham Market

- Three bedroom semi-detached house
- No onward chain!
- Two reception rooms
- Ground floor bathroom
- Off-road parking

Tenure: Freehold EPC Rating: E

# £200,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/DHM111439



Property Ref: DHM111439 - 0004 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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