









welcome to

Lynn Road, Downham Market

Chain free! A fantastic opportunity to purchase this well-presented, two bedroom detached bungalow, located in the heart of Downham Market within easy walking distance to the town centre & amenities. The property boasts an open plan kitchen/living space, good-sized garden & ample offroad parking.













Accommodation:

Double-glazed entrance door to:

Lounge

15' 8" x 11' 6" (4.78m x 3.51m) Double-glazed window to the front. Television point.

Kitchen

9' 8" x 11' 3" (2.95m x 3.43m)

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a built-in oven, and a gas hob with stainless steel cooker hood over. There is also an integrated fridge/freezer. Double-glazed windows to the front & side.

Inner Hallway

Loft access. Airing cupboard.

Bedroom One

10' 8" x 11' (3.25m x 3.35m)

Double-glazed window to the rear.

Bedroom Two

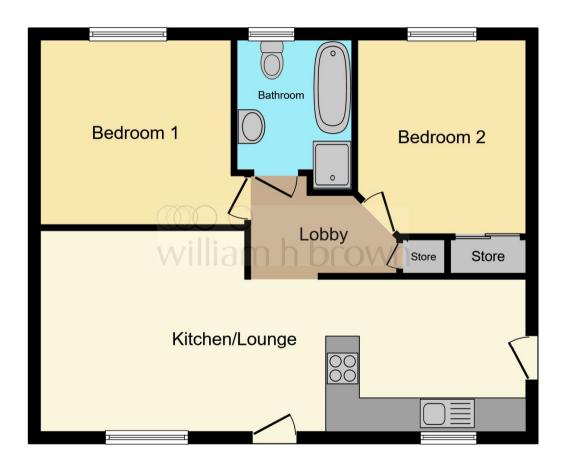
9' 9" x 9' 7" (2.97m x 2.92m) Double-glazed window to the rear. Built-in wardrobes.

Bathroom

Fitted with WC, wash hand basin with vanity unit, shower cubicle & bath with mixer taps. Double-glazed window to the rear.

Outside

To the front of the property, a generous gravelled driveway provides off-road parking for two cars. The well-maintained rear garden is fully enclosed by a brick wall, and is mainly laid to lawn, alongside a brickweave patio area, garden shed & outside tap.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





welcome to

Lynn Road, Downham Market

- 2 bedroom detached bungalow
- No onward chain!
- Open plan kitchen/living/dining space
- Modern bathroom
- Driveway providing ample off-road parking

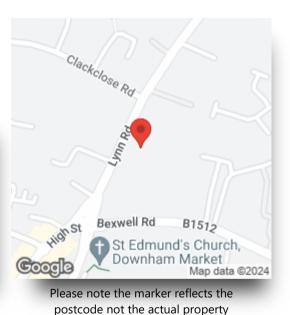
Tenure: Freehold EPC Rating: C

£260,000









view this property online williamhbrown.co.uk/Property/DHM111687



Property Ref: DHM111687 - 0003 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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