



Coriander Road, Downham Market, PE38 9WB

welcome to

Coriander Road, Downham Market

Attention first time buyers! A modern, 3 bedroom end-terraced house, located within a popular area of Downham Market. The property boasts an enclosed rear garden & TWO allocated parking spaces, whilst inside offers a spacious lounge/diner, contemporary kitchen & comfortable bedrooms.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & wash hand basin. Double-glazed window to the front.

Kitchen

9' 4" x 7' 8" (2.84m x 2.34m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a low-level electric oven & an electric hob with integrated cooker hood over. There is also space & plumbing for a washing machine. Double-glazed window to the front.

Lounge

15' 3" x 11' 3" (4.65m x 3.43m)

Double-glazed window to the rear. Double-glazed French doors to the rear leading to the rear garden. Two radiators. Storage cupboard.

First Floor Landing

Stairs from the entrance hall. Airing cupboard.

Bedroom One

8' 7" x 14' 6" (2.62m x 4.42m)

Two double-glazed windows to the front. Radiator.

Bedroom Two

7' 5" x 7' 7" (2.26m x 2.31m)

Double-glazed window to the rear. Radiator.

Bedroom Three

10' 7" x 6' 7" (3.23m x 2.01m)

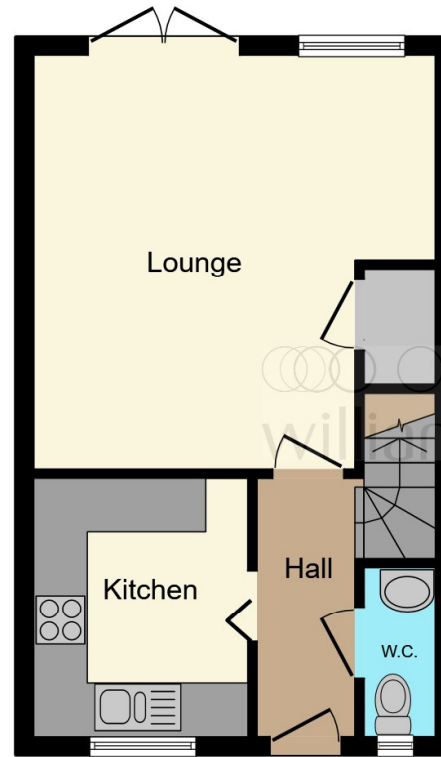
Double-glazed window to the rear. Radiator.

Bathroom

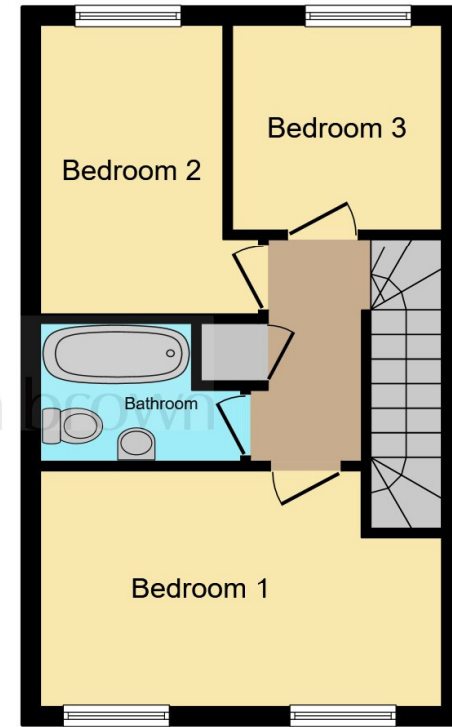
Fitted with WC, pedestal wash hand basin & bath with shower over. Extractor fan.

Outside

To the rear of the property, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside shingled border & a decking area which is covered by a pergola & fitted with outdoor power sockets & lighting. There are also two allocated parking spaces to the rear of the property.



Ground Floor



First Floor

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



check out more properties at williamhbrown.co.uk



welcome to

Coriander Road, Downham Market

- 3 bedroom end-terraced house
- Popular location within Downham Market
- Large lounge/diner with French doors to garden
- Two allocated parking spaces
- Enclosed rear garden

Tenure: Freehold EPC Rating: C

£210,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
DHM111079 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk