



Retreat Estate, Downham Market, PE38 9QQ

welcome to

Retreat Estate, Downham Market

Attention first time buyers & investors! A two bedroom semi-detached house located within walking distance to Downham Market town centre. The property offers a lounge/diner, kitchen, comfortable bedrooms & bathroom, plus high-levels of off-road parking & rear garden.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

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

Lounge / Diner

16' 7" x 10' 4" plus bay window (5.05m x 3.15m plus bay window)

Double-glazed bay window to the front. Fireplace housing gas fire. Radiator. Space for dining table & chairs.

Kitchen

10' 4" x 9' 5" (3.15m x 2.87m)

This fitted kitchen includes both wall & base units with work surfaces over, as well as a one and a half bowl sink & drainer unit. There is also space for a fridge/freezer and space & plumbing for a washing machine. Double-glazed window to the rear.

First Floor Landing

Stairs from the entrance hall. Airing cupboard. Loft access. Double-glazed windows to the side & rear.

Bedroom One

13' 7" x 8' 3" (4.14m x 2.51m)

Double-glazed window to the rear. Radiator. Built-in wardrobes.

Bedroom Two

10' 3" x 10' 5" (3.12m x 3.17m)

Double-glazed window to the front. Radiator.

Bathroom

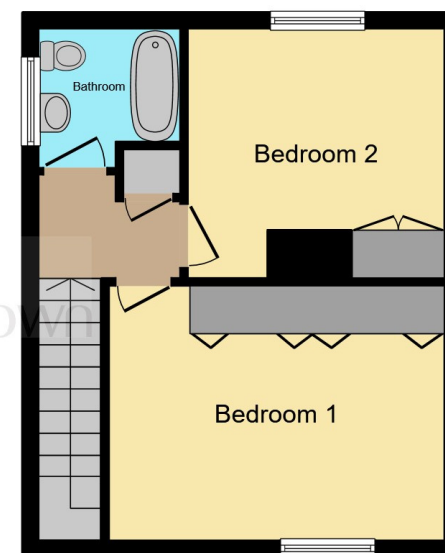
Fitted with WC, wash hand basin & bath with shower over. Radiator. Double-glazed window to the side.

Outside

To the front of the property, a gravelled driveway provides off-road parking for 4 - 5 cars & leads to the garage/store room. The low-maintenance rear garden is fully enclosed & is partially laid to lawn, alongside a patio area & outside tap.



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



view this property online williamhbrown.co.uk/Property/DHM112154



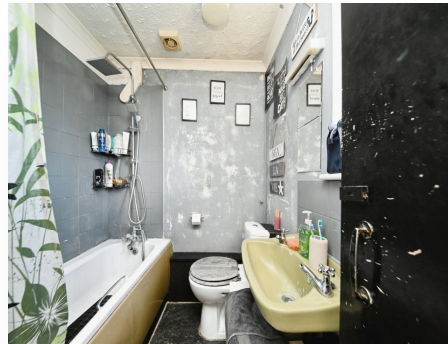
welcome to

Retreat Estate, Downham Market

- Two bedroom semi-detached house
- Off-road parking for 4 - 5 cars
- Rear garden
- Walking distance to town centre
- Short distance to mainline train station

Tenure: Freehold EPC Rating: D

£175,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112154



Property Ref:
DHM112154 - 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.



william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk