



Norfolk Square, Downham Market, PE38 9DN

welcome to

Norfolk Square, Downham Market

Calling all first time buyers & investors! A fantastic opportunity to purchase this low-maintenance 3 bedroom semi-detached house. Located within the heart of Downham Market town centre, the property is within walking distance to the train station & all the local amenities the town has to offer.



Accommodation:

Double-glazed entrance door to:

Lounge

11' 1" x 15' 1" (3.38m x 4.60m)

Double-glazed window to the front. Fireplace with open fire. Radiator. Stairs leading to the first floor landing with under-stairs storage cupboard. Double-glazed door to the front. Opening to:

Dining Room

11' 2" x 11' 6" (3.40m x 3.51m)

Double-glazed window to the side. Radiator.

Kitchen

11' 7" x 5' 6" (3.53m x 1.68m)

This fitted kitchen includes both wall & base units with work surfaces over, a ceramic sink, and space for a freestanding cooker. Radiator. Double-glazed window to the side.

Utility Room

4' 6" x 11' 5" (1.37m x 3.48m)

Fitted with base units. Space for a fridge/freezer. Space & plumbing for a washing machine & tumble dryer.

Bathroom

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

Cloakroom

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

Rear Lobby

Radiator. Double-glazed door to the rear leading to the rear garden.

First Floor Landing

Stairs from the lounge. Radiator. Loft access.

Bedroom One

10' 7" x 12' (3.23m x 3.66m)

Double-glazed window to the rear. Radiator.

Bedroom Two

11' 1" x 9' 7" (3.38m x 2.92m)

Double-glazed window to the front. Radiator.

Bedroom Three

7' 1" x 5' 3" plus recess (2.16m x 1.60m plus recess)

Double-glazed window to the side. Radiator.

Outside

To the rear of the property, the low-maintenance garden is enclosed by timber fencing & is mainly laid to shingle, alongside paving & flowered borders. Further to the garden, you will find the garage which provides parking for 1 car.



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/DHM112163



welcome to

Norfolk Square, Downham Market

- 3 bedroom semi-detached house
- Lounge + dining room
- Kitchen + utility room
- Garage
- Low-maintenance rear garden

Tenure: Freehold EPC Rating: D

£205,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112163



Property Ref:
DHM112163 - 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