



Richmond Road, Downham Market, PE38 9TB

welcome to

Richmond Road, Downham Market

Chain free! A well-presented, two bedroom detached bungalow positioned within a popular area of Downham Market. The property is within walking distance to the town centre & mainline train station, and offers comfortable internal accommodation with a generous yet low-maintenance plot.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Loft access. Airing cupboard & storage cupboard.

Lounge

16' 4" x 12' (4.98m x 3.66m)

Double-glazed windows to the front & side. Two radiators. Fireplace with gas fire. Serving hatch into kitchen.

Kitchen

9' 5" x 10' 3" (2.87m x 3.12m)

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, built-in electric oven & an electric hob with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Radiator. Double-glazed window to the side. Double-glazed door to the side.

Bedroom One

10' 2" x 10' 5" (3.10m x 3.17m)

Double-glazed window to the rear. Radiator.

Bedroom Two

13' 1" x 9' 7" (3.99m x 2.92m)

Double-glazed window to the rear. Radiator. Door to the rear leading to the conservatory.

Conservatory

9' 1" x 12' 4" (2.77m x 3.76m)

Of brick & uPVC construction. Radiator. Double-glazed windows to the sides & rear. Double-glazed door to the side leading to the rear garden.

Shower Room

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

Outside

A generous, low-maintenance garden wraps around the front & side of the property, being mainly gravelled alongside various plants & shrubs. A brickweave driveway to the side offers off-road parking for 2 - 3 cars & leads to the single garage. To the rear, the garden is again low-maintenance & is partially gravelled and partially laid to paving, whilst being fully enclosed by a brick wall for added privacy.



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/DHM112038



welcome to

Richmond Road, Downham Market

- 2 bedroom detached bungalow
- Lounge + conservatory
- Driveway parking + garage
- Low-maintenance gardens
- Walking distance to town centre

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£220,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112038



Property Ref:
DHM112038 - 0005

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