



**Royal George Cottages, Downham Road, Salters Lode,
Downham Market, PE38 0BA**

welcome to

Royal George Cottages, Downham Road, Salters Lode, Downham Market

Attention first time buyers! A charming yet modern 3-bed semi-detached cottage in Salters Lode, just 5 minutes' drive from Downham Market. Features a cosy lounge with wood burner, stylish open-plan kitchen/diner with French doors, enclosed rear garden & off-road parking - must be seen!



Accommodation:

Double-glazed entrance door to:

Lounge

12' 7" x 19' 1" max, narrowing to 10' 8" (3.84m x 5.82m max, narrowing to 10' 8")

Door to the front. Double-glazed window to the front. Storage cupboard. Exposed brick fireplace with wood burning stove. Stairs leading to the first floor landing.

Kitchen / Diner

15' 7" x 14' 4" (4.75m x 4.37m)

This fitted kitchen includes both wall & base units with work surfaces over, a sink & drainer unit, a level electric oven & an electric hob with stainless steel cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for washing machine & dishwasher. Double-glazed window to the rear. Double-glazed French door to the rear leading to the rear garden.

First Floor Landing

Stairs from the lounge. Airing cupboard.

Bedroom One

13' 3" x 10' 8" (4.04m x 3.25m)

Double-glazed window to the front. Radiator.

Bedroom Two

14' 5" max x 7' 7" max (4.39m max x 2.31m max)

Double-glazed window to the rear. Radiator.

Bedroom Three

7' 7" max x 14' 5" (2.31m max x 4.39m)

Double-glazed window to the rear. Radiator.

Bathroom

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

Outside

To the rear of the property, the garden is fully enclosed & is mainly laid to lawn, alongside a patio area and various plants & shrubs. Further to this is a gravelled parking area providing off-road parking.



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



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Royal George Cottages, Downham Road, Salters Lode, Downham Market

- Semi-detached cottage
- 3 double bedrooms
- Open plan kitchen/diner
- Cosy lounge with fireplace
- Enclosed rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112321 - 0007

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