



**Lynn Road, Downham Market, PE38 9NR**



**welcome to**

**Lynn Road, Downham Market**

Attention first time buyers & investors! A well-presented 3-bed semi-detached home in Downham Market, just a short walk from the town centre. Featuring a lounge/diner, kitchen, 3 comfortable bedrooms & family bathroom, plus off-road parking & garage.



**Accommodation:**

Double-glazed entrance door to:

**Rear Entrance Hall**

Door to the rear. Stairs to the first floor landing.

**Cloakroom**

Fitted with WC and wash hand basin. Tiled flooring. Radiator & extractor fan.

**Kitchen**

14' 5" plus recess x 9' 1" ( 4.39m plus recess x 2.77m )  
This fitted kitchen includes both wall and base units with work surfaces over & under unit lighting, a stainless steel sink and drainer unit, an electric oven, and a gas hob with cooker hood over. There is also space and plumbing for a washing machine & tumble dryer, as well as space for a fridge/freezer. Radiator. Double-glazed windows to the front & side.

**Lounge**

12' 6" x 12' 3" ( 3.81m x 3.73m )  
Double-glazed window to the front. Radiator.

**Dining Room**

9' 2" x 7' 7" ( 2.79m x 2.31m )  
Radiator.

**First Floor Landing**

Stairs from the entrance hall. Loft access.

**Bedroom One**

12' 3" x 12' 8" max ( 3.73m x 3.86m max )  
Double-glazed window to the front. Radiator.

**Bedroom Two**

12' 7" max x 9' 2" ( 3.84m max x 2.79m )  
Double-glazed window to the front. Radiator.

**Bedroom Three**

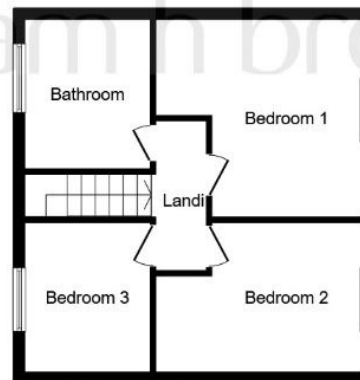
9' 1" x 7' 7" ( 2.77m x 2.31m )  
Double-glazed window to the rear. Radiator.

**Bathroom**

Fitted with WC, wash hand basin, and panelled bath with mixer taps and shower over. Radiator. Double-glazed window to the rear.



**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). Plan produced for William H Brown. Powered by [www.focalagent.com](http://www.focalagent.com)

**Outside**

To the rear of the property, there is a detached garage providing parking, as well as an off-road parking area. There is pedestrian access to the rear, and neighbouring properties have right of way to access their parking areas.

**Agent's Note**

Please note that the images used may not reflect the current condition of the property.  
Please note that there is a private right of way over the driveway to access the parking area & garage. A new boiler, new felt roof & damp prevention treatment have all been added to the property in 2025.



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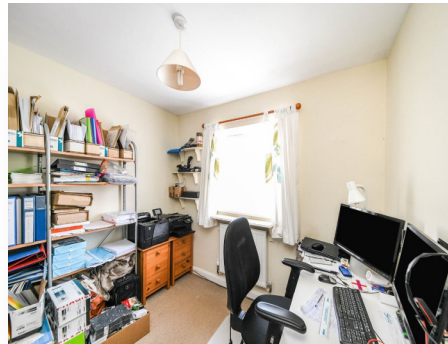
## **Lynn Road, Downham Market**

- Three-bedroom semi-detached house
- Spacious kitchen/breakfast room
- Open-plan lounge & dining room
- Three well-sized bedrooms
- Family bathroom to the first floor

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112356 - 0004

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