



Scotts Terrace, Hilgay, DOWNHAM MARKET, PE38 0JQ

welcome to

Scotts Terrace, Hilgay, DOWNHAM MARKET

Tucked away at the end of a quiet lane in Hilgay, this two bedroom bungalow boasts a large, mature front garden with plenty of lawn, fruit trees & patio area. Inside, the home offers a lounge, kitchen, 2 bedrooms & bathroom. A peaceful village setting with great potential!



Accommodation:

Kitchen

10' 3" x 4' 7" (3.12m x 1.40m)

Fitted with a range of wall & base units with work surfaces over & a stainless steel sink & drainer unit. Space for a freestanding cooker & plumbing for a washing machine. Double-glazed window to the front. Double-glazed door to the front.

Agent's Note

There is a pedestrian right of way to the property with a gate and path to the front.

Heating to the property is served by electric heating. Please contact the branch for more information if required.

Please note that the kitchen is built with single-skin external walls.

Lounge

12' 1" x 12' 1" (3.68m x 3.68m)

Double-glazed window to the side. Radiator.

Inner Hallway

Storage cupboard. Loft access.

Bedroom One

9' 2" x 9' (2.79m x 2.74m)

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

Bedroom Two

12' x 9' (3.66m x 2.74m)

Double-glazed window to the rear. Radiator.

Bathroom

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

Outside

To the front of the property, the generous garden is mainly laid to lawn with a number of fruit trees & a garden shed that is connected to power & currently used as a utility area. To the side of the property, you will find a patio area, alongside storage space & a bin shelter.



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/DHM112161



welcome to

Scotts Terrace, Hilgay, DOWNHAM MARKET

- Two bedroom end-terraced bungalow
- Generous, mature garden
- Peaceful village location
- Short drive to nearest town of Downham Market
- Village amenities

Tenure: Freehold EPC Rating: F

Council Tax Band: A

offers over

£140,000



view this property online williamhbrown.co.uk/Property/DHM112161



Property Ref:
DHM112161 - 0006

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.



Please note the marker reflects the
postcode not the actual property

 william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk