



Railway Road, Downham Market, PE38 9DX

welcome to

Railway Road, Downham Market

New build home! A stylish & energy-efficient two bedroom mid-terraced home in the heart of Downham Market, just a short walk from the town centre & train station. Featuring solar panels, EV charging point, integrated kitchen, allocated off-road parking & a private enclosed garden!



Accommodation:

Double-glazed entrance door to:

Lounge

15' 5" x 8' 2" (4.70m x 2.49m)

Door to the front. Double-glazed sliding sash window to the front. Two radiators. Stairs leading to the first floor landing with under-stairs storage cupboard.

Kitchen

10' 6" x 7' 1" (3.20m x 2.16m)

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a built-in electric oven & an electric hob with integrated cooker hood over. There is also an integrated fridge/freezer & integrated dishwasher. Double-glazed sliding sash window to the rear. Double-glazed door to the rear leading to the rear garden.

Cloakroom

Fitted with WC & wash hand basin. Double-glazed window to the rear.

First Floor Landing

Stairs from the lounge. Radiator.

Bedroom One

9' 3" x 8' 2" (2.82m x 2.49m)

Double-glazed sliding sash window to the front. Radiator.

Bedroom Two

7' 1" x 11' 1" (2.16m x 3.38m)

Two double-glazed sliding sash windows to the rear. Radiator.

Bathroom

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

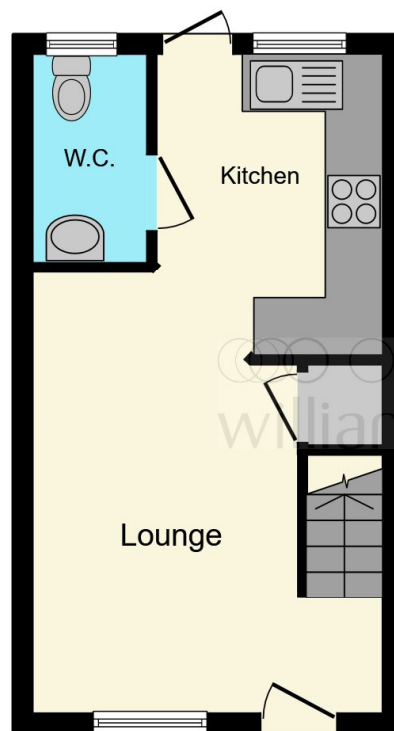
Outside

To the rear of the property, the garden is fully enclosed & will be turfed.

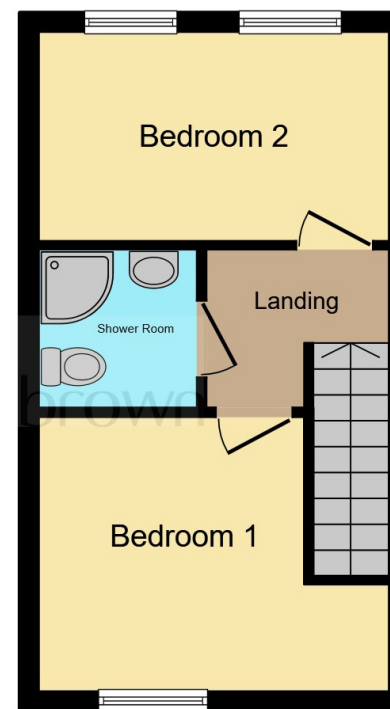
Agent's Note

The property benefits from solar panels & an EV charging point, with allocated parking behind the property.

Please note that the floorplan & images used as an example only and are from an alternative plot available (51c).



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). Powered by www.focalagent.com



check out more properties at williamhbrown.co.uk



welcome to

Railway Road, Downham Market

- Two bedroom new-build home
- No onward chain!
- Walking distance to town centre + train station
- Allocated parking space
- EV charging point

Tenure: Freehold EPC Rating: Exempt

£190,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
DHM112344 - 0002

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.



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk