



Maple Road, Downham Market, PE38 9PY

welcome to

Maple Road, Downham Market

Chain free! This well-presented, 2 bedroom semi-detached bungalow in set within a peaceful area of Downham Market, just a 10-minute walk to town centre. Benefiting from a bright lounge/diner, kitchen & conservatory, as well as a south-facing garden & ample parking, this truly must be seen!



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the side. Radiator. Two storage cupboards. Loft access.

Kitchen

10' 7" x 9' 5" (3.23m x 2.87m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a low-level electric oven & a gas hob with stainless steel cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Radiator. Double-glazed windows to the front & side.

Lounge / Diner

19' 5" x 9' 7" (5.92m x 2.92m)

Double-glazed window to the front. Radiator. Feature fireplace.

Bedroom One

11' 7" x 11' 2" (3.53m x 3.40m)

Double-glazed window to the rear. Radiator.

Bedroom Two

9' 3" x 7' 9" (2.82m x 2.36m)

Radiator. Double-glazed door leading to:

Conservatory

9' 5" x 9' (2.87m x 2.74m)

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

Shower Room

Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed window to the side.

Outside

The property offers a generous frontage with a lawned front garden surrounded by flowered borders, whilst a hardstanding driveway to the side provides off-road parking for 3 cars. To the rear, the low-maintenance, south-facing garden is fully enclosed by timber fencing & hedging, and is mainly laid to lawn, alongside various plants & shrubs.

Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



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/DHM112516



welcome to

Maple Road, Downham Market

- 2 bedroom semi-detached bungalow
- Lounge/diner + conservatory
- Shower room
- South-facing garden
- Driveway parking

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

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112516



Property Ref:
DHM112516 - 0004

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