



Trafalgar Road, DOWNHAM MARKET, PE38 9RT

welcome to

Trafalgar Road, DOWNHAM MARKET

Chain free! Just a short walk from Downham Market town centre & mainline train station, this property offers fantastic potential for modernisation. Featuring a large lounge, kitchen/diner, 4 bedrooms & private rear garden with car port & driveway parking - a perfect opportunity in a desirable area.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Two radiators. Two storage cupboards. Loft access.

Lounge

17' x 15' 9" (5.18m x 4.80m)

Double-glazed window to the rear. Two radiators.

Opening to:

Kitchen/Diner

19' 8" x 11' 1" (5.99m x 3.38m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, space for a fridge/freezer, and space & plumbing for a washing machine. Radiator. Double-glazed window to the side. Double-glazed sliding patio doors to the rear leading to the rear garden.

Bedroom One

12' 4" x 10' 7" (3.76m x 3.23m)

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

Bedroom Two

9' 8" x 9' 1" (2.95m x 2.77m)

Double-glazed window to the front. Radiator. Built-in storage cupboard.

Bedroom Three

10' 6" x 6' 2" (3.20m x 1.88m)

Double-glazed window to the side. Radiator.

Bedroom Four

12' 6" x 8' 7" (3.81m x 2.62m)

Double-glazed window to the front. Radiator.

Study

8' 6" x 7' 7" (2.59m x 2.31m)

Double-glazed window to the rear. Double-glazed door to the rear.

Bathroom

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

Outside

To the front of the property, the front garden is laid to lawn & enclosed by hedging, whilst a hardstanding driveway provides off-road parking for 2-3 cars & leads to the brick-built car port. To the rear, the low-maintenance garden offers a high level of privacy & is laid to lawn, alongside a patio area, various plants & hedges, and a garden shed.



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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welcome to

Trafalgar Road, DOWNHAM MARKET

- 4 bedroom detached bungalow
- Chain free!
- Car port + driveway
- Low-maintenance garden
- Walking distance to town centre

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£315,000



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Property Ref:
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