









welcome to

Church Road, Hilgay, Downham Market

Full of character & charm! This delightful 3 bedroom cottage in the popular village of Hilgay offers a cosy lounge with fireplace, bright garden room, spacious kitchen & lovely low-maintenance garden with pond. Just a short drive to Downham Market & mainline train station!













Accommodation:

Lounae

14' 4" x 10' 1" (4.37m x 3.07m)

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

Kitchen

11' x 10' 9" (3.35m x 3.28m)

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & space for a freestanding cooker. There is also space for a fridge/freezer. Radiator. Under-stairs storage cupboard.

Conservatory

8' 6" x 6' 3" (2.59m x 1.91m)

Of brick construction with lantern uPVC roof. Radiator. Double-glazed door to the side & doubleglazed French doors to the rear.

Bathroom

Fitted with WC, wash hand basin & bath with shower over. Heated towel rail. Double-glazed window to the side.

First Floor Landing

Radiator, Loft access.

Bedroom One

11' x 9' 9" (3.35m x 2.97m)

Double-glazed window to the rear. Radiator.

Bedroom Two

10' 6" x 6' 9" (3.20m x 2.06m)

Double-glazed window to the front. Radiator.

Bedroom Three

11' 2" x 6' 8" (3.40m x 2.03m) Double-glazed window to the front. Radiator.

Outside

The walled rear garden provides the perfect space for relaxation. The garden is mainly laid to paving, alongside a covered seating area overlooking the garden pond. There is also a concrete base ready for a garden shed to be laid upon.

Agent's Note

Heating to the property is served by oil central heating.

Please note that there is a flying freehold over the property. Please contact the branch for more information.

There is an existing Right of Way at the property, please enquire with the branch for further details.



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





welcome to

Church Road, Hilgay, Downham Market

- 3 bedroom mid-terraced cottage
- Lounge + garden room
- Low-maintenance rear garden
- Popular village location
- Short drive to Downham Market

Tenure: Freehold EPC Rating: E

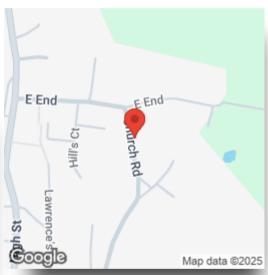
Council Tax Band: A

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112618



Property Ref: DHM112618 - 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.





01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk

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.