

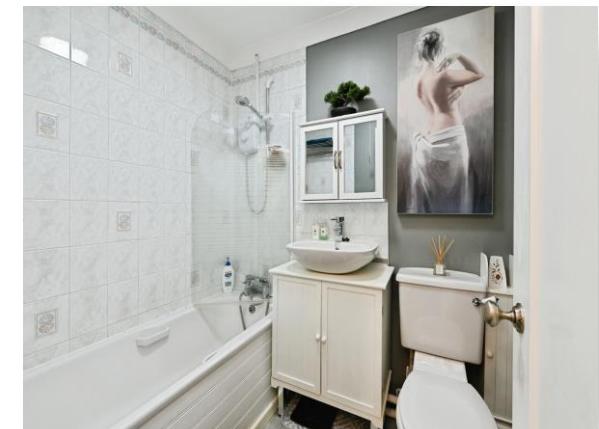


Launditch Crescent, Downham Market, PE38 9RB

welcome to

Launditch Crescent, Downham Market

Low-maintenance & perfectly positioned, this modern 1 bedroom bungalow in the heart of Downham Market offers stylish living, great storage space, ample off-road parking & a private low-maintenance garden with summer house. Ideal for first-time buyers, downsizers & investors!



Accommodation:

Double-glazed entrance door to:

Lounge/Diner

17' 1" x 9' 8" (5.21m x 2.95m)

Double-glazed window to the front. Double-glazed door to the front. Two storage cupboards. Electric radiator. Opening to:

Kitchen

12' 10" x 6' 4" (3.91m x 1.93m)

This modern, fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, space for a freestanding cooker and space & plumbing for a washing machine. Built-in wine rack. Stainless steel heated towel rail. Double-glazed window to the side. Double-glazed door to the front leading to the garden.

Inner Hallway

Two storage cupboards.

Bedroom

9' 1" x 8' 10" (2.77m x 2.69m)

Double-glazed window to the front. Electric radiator.

Bathroom

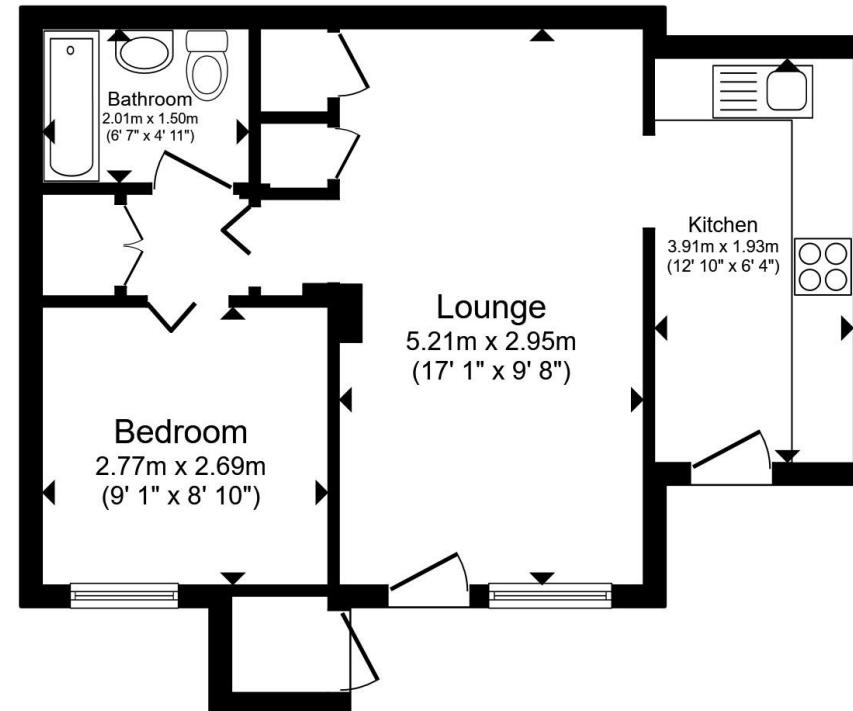
Fitted with WC, wash hand basin with vanity unit & bath with shower over.

Outside

To the front of the property, a brickweave driveway provides off-road parking for two cars. To the rear, the low-maintenance garden is fully enclosed & is mainly laid to paving & shingle, alongside various plants & shrubs, as well as an astro-turf area which is partially covered by corrugated PVC. There is also a timber summer house, ideal for enjoying in the summer months or for use as a hobby space or studio.

Agent's Note

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



Total floor area 40.2 m² (433 sq.ft.) approx

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.propertybox.io



welcome to

Launditch Crescent, Downham Market

- One bedroom bungalow
- Low-maintenance rear garden
- Driveway parking
- Summer house
- Close to town centre

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£170,000



view this property online williamhbrown.co.uk/Property/DHM112714

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.



Property Ref:
DHM112714 - 0003



Please note the marker reflects the postcode not the actual property



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk