



**Mallard End, Downham Market, PE38 9HN**

**welcome to**

**Mallard End, Downham Market**

A modern, 3 bed end-terraced house, located in a popular area of Downham Market, within walking distance to the station & town centre. Boasting a generous lounge & kitchen/diner, plus good-sized rear garden & off-road parking. Chain free!



## Accommodation:

### Entrance Hall

Door to the front. Storage cupboard. Stairs leading to the first floor landing.

### Cloakroom

Fitted with WC & wash hand basin.

### Lounge

14' 6" x 11' 7" ( 4.42m x 3.53m )

Double-glazed window to the rear. Radiator. Double-glazed door to the rear leading to the rear garden.

### Kitchen

18' 5" x 7' 6" ( 5.61m x 2.29m )

Fitted with wall & base units with work surfaces over, a stainless steel sink & drainer unit, a low-level electric oven & a gas hob with stainless steel cooker hood over. Space for dining table & chairs. Radiator. Double-glazed window to the front.

### First Floor Landing

Stairs from the entrance hall. Airing cupboard.

### Bedroom One

14' 6" x 9' 6" ( 4.42m x 2.90m )

Two double-glazed windows to the front. Radiator.

### Bedroom Two

14' 11" x 8' 1" max ( 4.55m x 2.46m max )

Double-glazed window to the rear. Radiator.

### Bedroom Three

11' 6" x 6' 2" ( 3.51m x 1.88m )

Double-glazed window to the rear. Radiator.

### Bathroom

Fitted with WC, wash hand basin & bath with shower over. Double-glazed window to the rear.

## Outside

To the rear of the property, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area. A gate at the end of the garden provides access to the rear parking area, where an allocated space is included.

## Agent's Note

Please note the sellers advise that they pay £225 per annum as a contribution towards upkeep.



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## Mallard End, Downham Market

- 3 bedroom end-terraced house
- Kitchen/diner + lounge
- Off-road parking
- Rear garden
- No onward chain!

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

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DHM112528 - 0008

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