





West End, Hilgay, Downham Market, PE38 0HQ

william h brown

welcome to

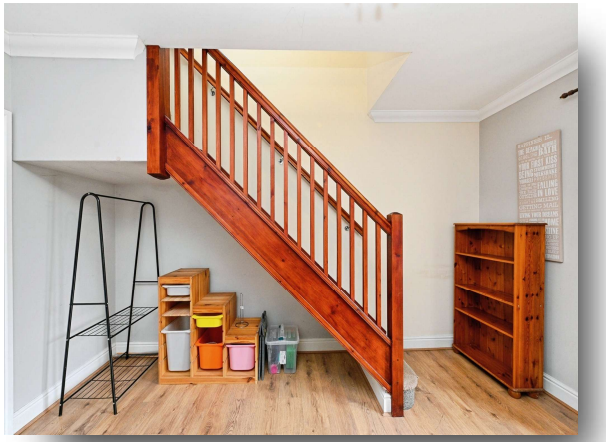
West End, Hilgay, Downham Market

Combining the charm of a barn conversion with modern, low-maintenance living, this beautifully presented home is ideal for first-time buyers or those seeking village life. Set in popular Hilgay, it enjoys a private garden and easy access to Downham Market, with no onward chain.













Accommodation:
Entrance door to:

Entrance Hall
Door to the front.

Cloakroom
Fitted with WC & wash hand basin. Radiator.

Lounge
Double-glazed French doors to the rear. Radiator. Stairs leading to the first floor landing.

Kitchen
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a built-in electric oven & an electric hob with integrated cooker hood over. There is also space for an under-counter fridge, as well as space & plumbing for a washing machine. Double-glazed window to the front.

First Floor Landing
Stairs from the lounge. Double-glazed window to the side.

Bedroom One
Double-glazed window to the rear. Radiator. Built-in storage cupboard/airing cupboard.

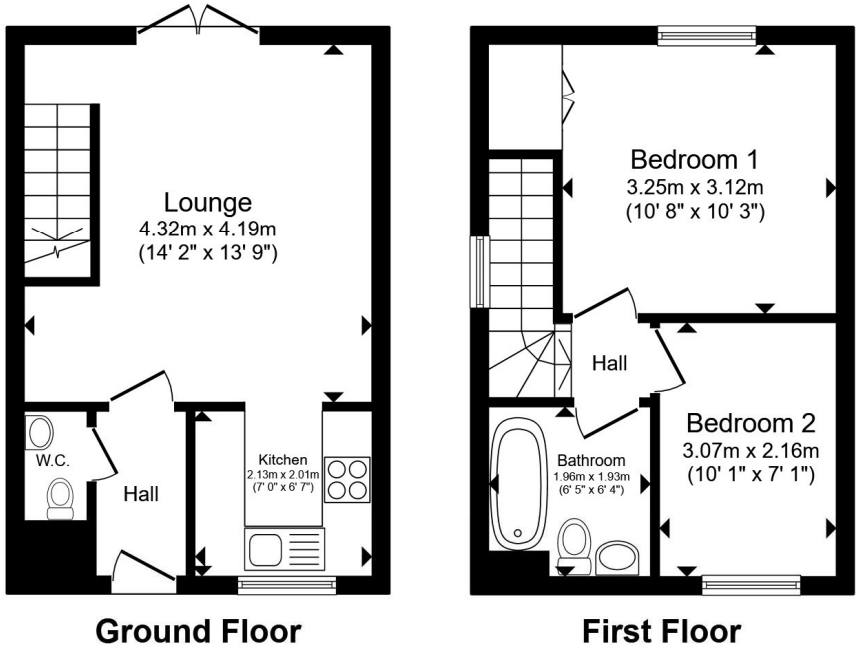
Bedroom Two
Double-glazed window to the front. Radiator. Loft access.

Bathroom
Fitted with WC, wash hand basin & bath with shower over. Radiator.

Outside
To the front of the property, a shared gravelled driveway provides off-road parking. To the rear, the low-maintenance garden is fully enclosed by timber fencing & is laid to astro-turf, alongside a patio area.

Agent's Note
Heating to the property is served by electric heating, with a new system having been fitted recently. Please contact the branch for further information if required.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor **First Floor**

Total floor area 53.8 m² (579 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

william h brown

view this property online williamhbrown.co.uk/Property/DHM110899

welcome to

West End, Hilgay, Downham Market

- Two bedroom end-terraced house
- Charming barn conversion
- Open plan lounge/diner
- Low-maintenance rear garden
- Off-road parking

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£165,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM110899

The Property Ombudsman

Property Ref:
DHM110899 - 0003

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

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.