

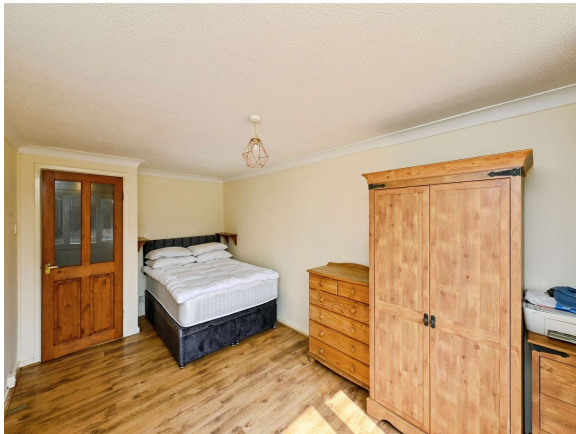


**Wellington House, Glebe Road, Downham Market, PE38 9QN**

**welcome to**

**Wellington House, Glebe Road, Downham Market**

No onward chain! A one bedroom, ground floor flat in Downham Market, only a short distance from the mainline train station & a 15-minute walk from the town centre. The property offers a generous lounge/diner, kitchen & generous bedroom.



## Accommodation:

### Entrance Hall

Double-glazed door to the front. Two storage cupboards.

### Lounge/Diner

Double-glazed French doors to the rear overlooking green space.

### Kitchen

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

### Bedroom

Double-glazed window to the rear.

### Bathroom

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

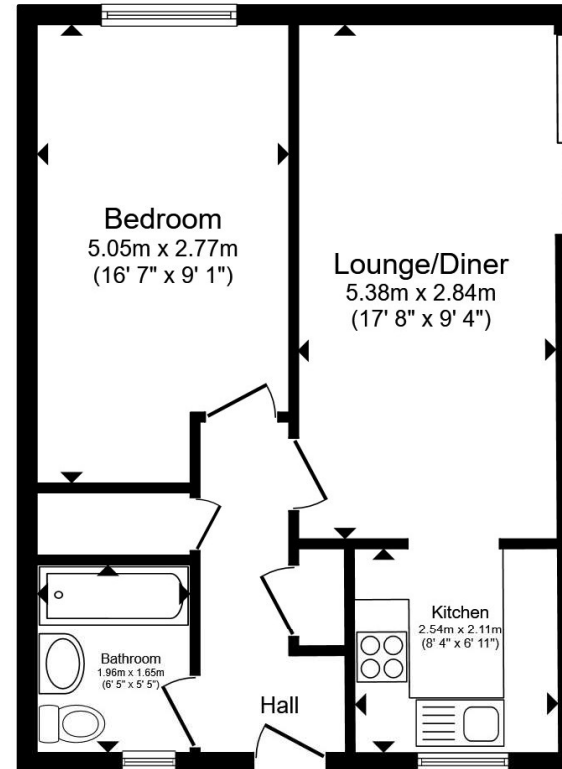
### Outside

Outside, the property benefits from a useful brick-built storage shed.

### Agent's Note

The sellers advise that they pay £462.19 per annum as a service charge.

Heating to the property is served by electric radiators.



Total floor area 45.7 m<sup>2</sup> (492 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](http://www.propertybox.io)



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welcome to

## Wellington House, Glebe Road, Downham Market

- One bedroom ground floor flat
- Chain free!
- Close to Downham Market town centre
- Ample storage space
- Lounge/Diner

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: A Service Charge: £462.69

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Feb 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM113003 - 0002

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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.



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