





Paradise Road, Downham Market, PE38 9HS

welcome to

Paradise Road, Downham Market

Enjoying an unbeatable town-centre location just moments from shops, cafés and restaurants, this well-positioned home offers comfort, convenience and excellent potential. Offered with no onward chain, it's an ideal first purchase or investment opportunity.













Accommodation:
Double-glazed entrance door to:

Lounge / Diner
Double-glazed window to the front. Television point. Stairs to the first floor landing.

Kitchen
This fitted kitchen includes both wall and base units with work surfaces over, a stainless steel sink and drainer unit, and a freestanding electric cooker with hob over. There is also plumbing for a washing machine and space for a fridge/freezer. Radiator & central heating boiler. Tiled flooring. Double-glazed window to the rear. Double-glazed door leading to the rear garden.

Bathroom
Fitted with WC, wash hand basin with vanity unit, and bath with mixer taps and shower over. Tiled flooring. Radiator & extractor fan.

First Floor Landing
Stairs from the lounge. Loft access.

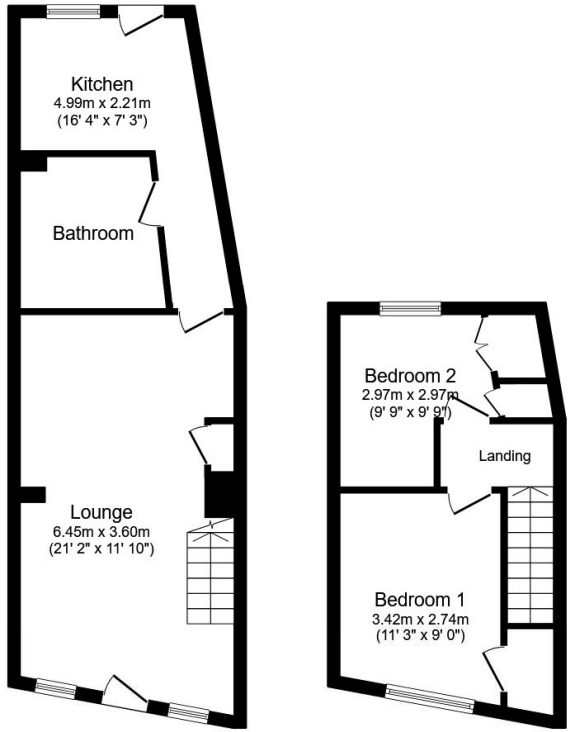
Bedroom One
Double-glazed window to the front. Built-in wardrobes. Radiator.

Bedroom Two
Double-glazed window to the rear. Built-in wardrobes. Radiator.

Outside
The rear garden is fully enclosed and is mainly laid to shingle, with a garden shed at the bottom of the garden.

Agent's Note
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.

Please note that the images used may not reflect the current condition of the property.



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

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Paradise Road, Downham Market

- Two bedroom mid-terraced house
- Located in Downham Market town centre
- Chain free!
- Enclosed rear garden
- Walking distance to all shops + amenities

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

£140,000



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DHM113161 - 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.

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