

# 16 Collingwood Road, Downham Market, Norfolk, PE38 9SB

Asking Price

## £137,500

- Terraced bungalow
- Living Room
- Located in Downham Market
- Easy access to transport links
- Quiet residential area
- Modern shower room
- 1 Bedroom
- Close to local amenities
- Ideal for first-time buyers
- Viewing highly recommended

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#### Entrance Porch

3'4" x 3'2"

Door to front.

#### Living Room

15'4" x 12'2"

UPVC double glazed window to front. Radiator

#### Kitchen

8'8" x 8'10"

UPVC double glazed window to rear. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Integrated oven and gas hob with extractor hood over. Space for washing machine. Space for fridge freezer. Space for Tumble Drier

#### Bedroom I

11'11" x 10'2"

UPVC double glazed window to rear. Radiator.

#### Bathroom

5'4" x 7'10"

UPVC double glazed window to front. Shower cubicle. W.C. Wash hand basin. Tiled floor. Radiator.

#### Hallway

3'1" x 2'8"

Airing cupboard housing hot water tank.

#### Rear Garden

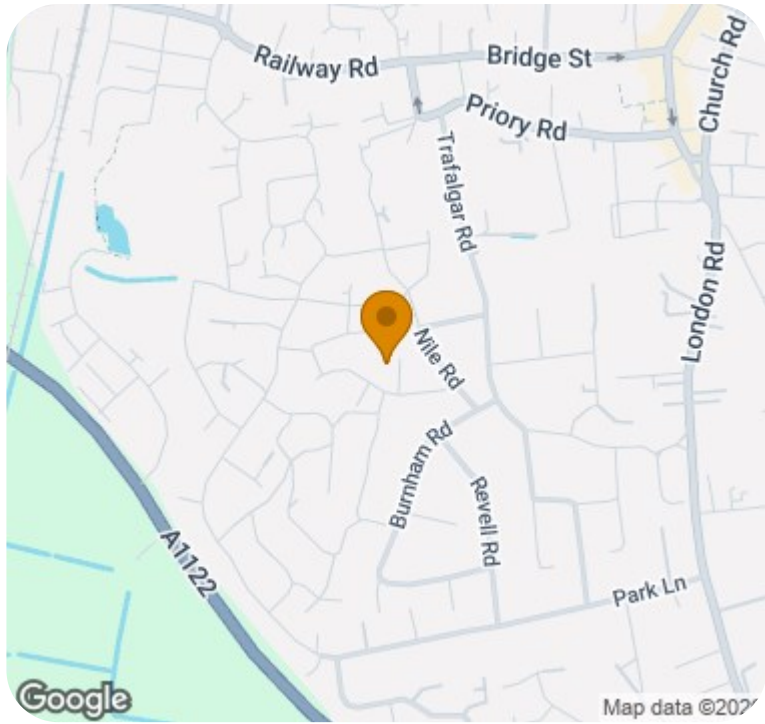
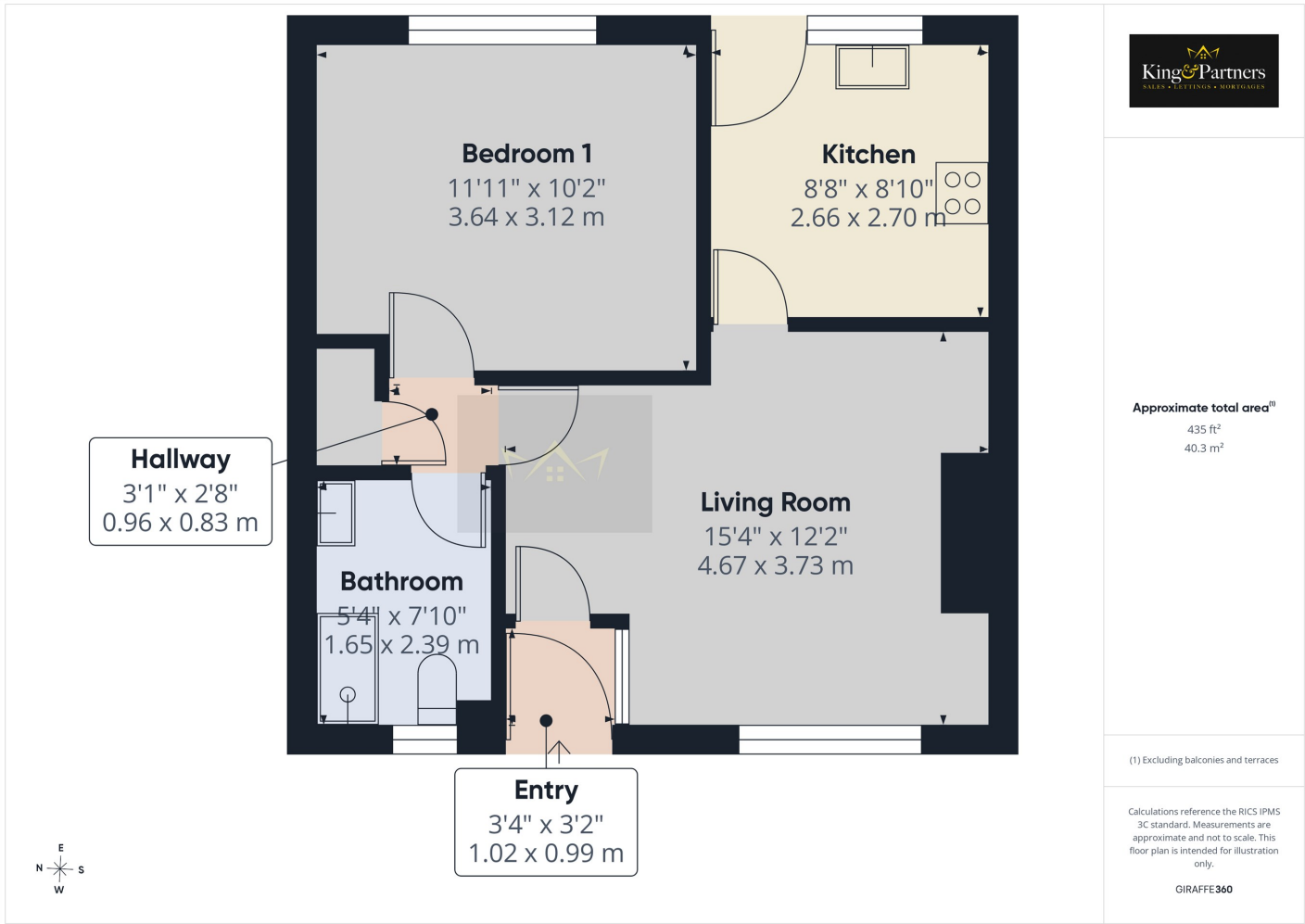
Decked area. Area laid to lawn. Gate to rear.

#### Front Garden

Pathway leading to front. Area laid to lawn. Parking for one vehicle.

Situated in the popular location of Downham Market. This one bedroom bungalow has a modern shower room plus a living room with feature fireplace. There is a fitted kitchen with a door leading to the rear garden. The rear garden offers decking and an area laid to lawn. For added convenience there is a parking space to the front of the property. This is a lovely opportunity for someone wishing to live in a lovely market town with lots of shops and services to enjoy.





Council Tax Band - B

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.