





Recreation Drive, Southery, Downham Market, PE38 0NB

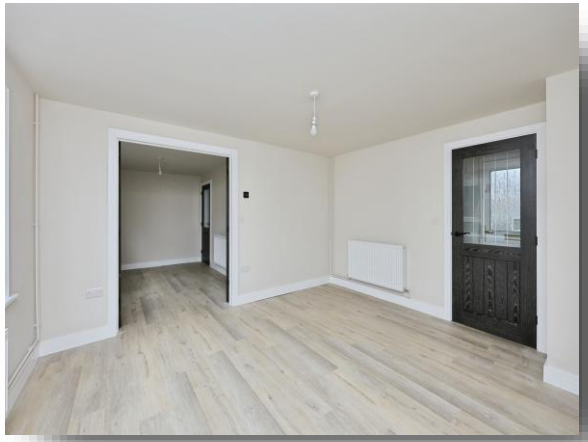
william
h brown

welcome to

Recreation Drive, Southery, Downham Market

>>NO ONWARD CHAIN! A well presented 3 bedroom semi-detached home, occupying a semi-rural village location, set on a generous plot with a good size rear garden and driveway, together with a a newly installed kitchen and bathroom, separate dining room and much more!













Accommodation
Part glazed external entrance door opening to:

Entrance Hall
Stairs leading to first floor landing, door opening to lounge and further door opening to:

Ground Floor Cloakroom W.C
Suite comprising low level w.c,vanity hand wash basin with storage under, wood effect flooring, UPVC double glazed window to the front aspect.

Lounge
Two radiators, wood effect flooring, television point, dual aspect UPVC windows to the rear aspect

Dining Room
Radiator, wood effect flooring, two UPVC windows to the rear aspect

Kitchen
Newly installed kitchen with a range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, integrated electric oven with ceramic hob and concealed cooker hood over, integrated fridge/freezer, space and plumbing for a washing machine, radiator, wood effect flooring, UPVC double glazed windows to the front aspect and external entrance door to the side

First Floor Landing
Radiator, carpet flooring doors opening to all first floor rooms.

Bedroom 1
Built-in wardrobe, radiator, carpet flooring, UPVC double glazed window to the rear aspect

Bedroom 2
Radiator, carpet flooring, UPVC double glazed window to the rear aspect

Bedroom 3
Radiator, carpet flooring, UPVC double glazed window to the front aspect

Family Bathroom
Newly installed bathroom suite comprising of a low level w.c, vanity hand wash basin with storage under, panelled bath with mixer tap, mains connected shower, glazed shower screen and shower boarding behind, UPVC double glazed window to the front aspect

Outside
The front garden is mainly laid to lawn with a gravelled driveway accessed over an undropped kerb to side, a walkway leads to the to the front entrance door, open access is available to the rear garden.

The rear garden is is laid to lawn a selection of shrubs, a walkway leads to the bottom of the garden, which is enclosed by retained fencing.

Council Tax Band
This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Agents 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.

Agents Note
The front garden area boasts an improved and widened gravel driveway area although this at present does not have an undropped kerb.

welcome to

Recreation Drive, Southery, Downham Market

- NO ONWARD CHAIN
- Well-presented 3 bedroom semi-detached house
- Recently upgrades throughout
- Newly installed kitchen and bathroom
- Driveway

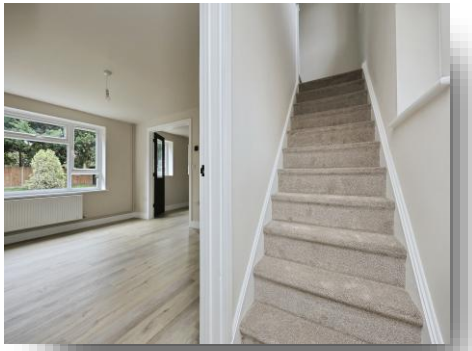
Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in excess of

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111368

The Property Ombudsman

Property Ref:
SFM111368 - 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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