



Basil Drive, Downham Market, PE38 9UH

welcome to

Basil Drive, Downham Market

This modern coach house enjoys the convenience of town centre living with the added benefit of a rare freehold! Just a short walk from local schools & amenities, this bright and spacious home combines low-maintenance living with a garage, parking and an excellent location.



Accommodation:

Entrance door to:

Entrance Hall

Door to the front. Stairs leading to the first floor.

First Floor Hallway

Radiator. Two storage cupboards.

Open Plan Kitchen/Living Space**Living/Dining Area**

Two double-glazed windows to the front. Radiator.

Kitchen Area

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

Bedroom One

Double-glazed window to the front. Radiator.

Bedroom Two

Double-glazed window to the rear. Radiator.

Shower Room

Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed window to the rear.

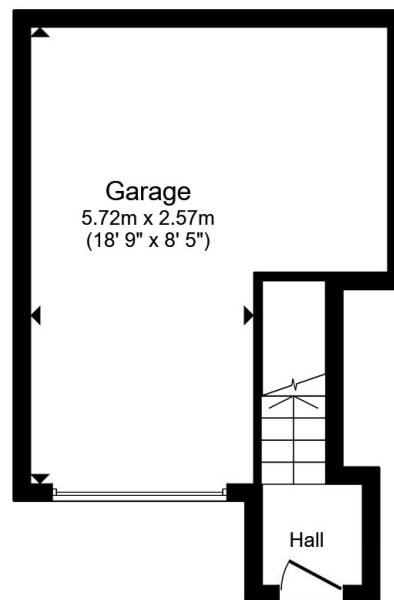
Outside

Outside, the property benefits from one allocated parking space & garage.

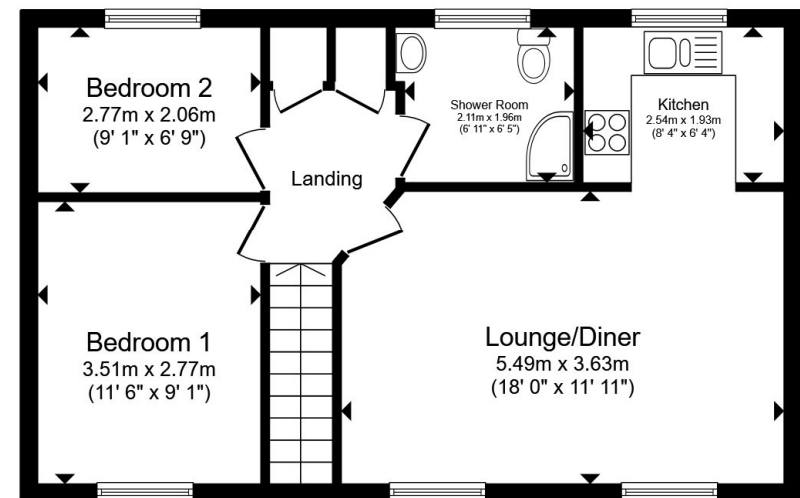
Agent's Note

The seller advises they pay £135 per annum as a maintenance charge.

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 77.0 m² (829 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



welcome to

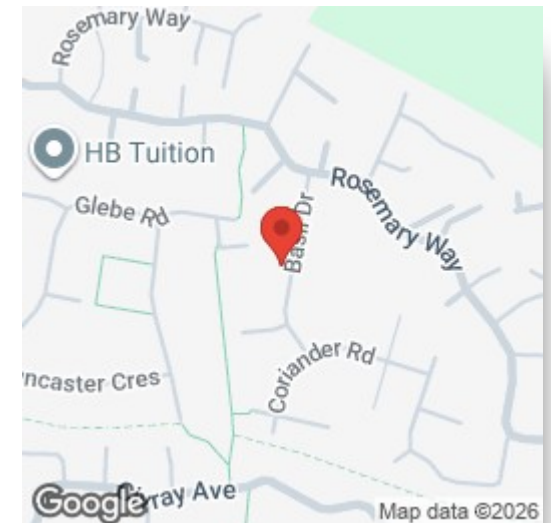
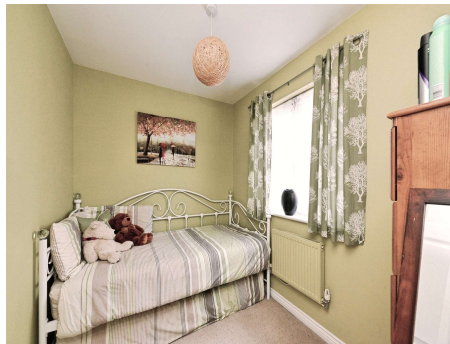
Basil Drive, Downham Market

- Two bedroom coach house
- Freehold property
- Allocated parking space + garage
- Open plan kitchen/living/dining area
- Walking distance to local schools

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM113105



Property Ref:
DHM113105 - 0006

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 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.



william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk