



Mallard End, Downham Market, PE38 9HN

welcome to

Mallard End, Downham Market

A modern, 3 bed end-terraced house, located in a popular area of Downham Market, within walking distance to the station & town centre. Boasting a generous lounge & kitchen/diner, plus good-sized rear garden & off-road parking. Chain free!



Accommodation:

Entrance Hall

Door to the front. Storage cupboard. Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & wash hand basin.

Lounge

14' 6" x 11' 7" (4.42m x 3.53m)

Double-glazed window to the rear. Radiator. Double-glazed door to the rear leading to the rear garden.

Kitchen

18' 5" x 7' 6" (5.61m x 2.29m)

Fitted with wall & base units with work surfaces over, a stainless steel sink & drainer unit, a low-level electric oven & a gas hob with stainless steel cooker hood over. Space for dining table & chairs. Radiator. Double-glazed window to the front.

First Floor Landing

Stairs from the entrance hall. Airing cupboard.

Bedroom One

14' 6" x 9' 6" (4.42m x 2.90m)

Two double-glazed windows to the front. Radiator.

Bedroom Two

14' 11" x 8' 1" max (4.55m x 2.46m max)

Double-glazed window to the rear. Radiator.

Bedroom Three

11' 6" x 6' 2" (3.51m x 1.88m)

Double-glazed window to the rear. Radiator.

Bathroom

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

Outside

To the rear of the property, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area. A gate at the end of the garden provides access to the rear parking area, where an allocated space is included.

Agent's Note

Please note the sellers advise that they pay £225 per annum as a contribution towards upkeep.



Ground Floor



First Floor

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.focalagent.com



view this property online williamhbrown.co.uk/Property/DHM112528



welcome to

Mallard End, Downham Market

- 3 bedroom end-terraced house
- Kitchen/diner + lounge
- Off-road parking
- Rear garden
- No onward chain!

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£215,000



view this property online williamhbrown.co.uk/Property/DHM112528

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.



Property Ref:
DHM112528 - 0006

 **william h brown**



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk