



Halifax Lane, Downham Market, PE38 9FR

welcome to

Halifax Lane, Downham Market

Brand new and ready to move into, this stylish coach house combines contemporary open-plan living with the ease of a low-maintenance lifestyle. Complete with a garage, EV charging and a sought-after location on the edge of Downham Market, it's the perfect first step onto the property ladder!



Accommodation:

Entrance Hall

Stairs leading to first floor landing. Storage cupboard.

First Floor

Open Plan Kitchen/Living Space

Lounge

Double-glazed window to the front. Storage cupboard.

Kitchen/Diner

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

Bedroom

Double-glazed window to the rear.

Bathroom

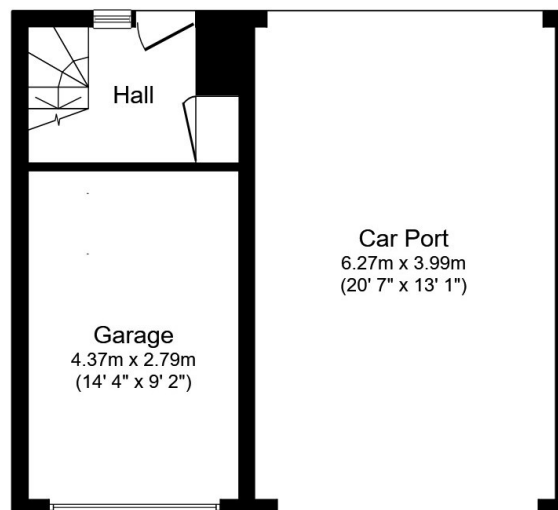
Fitted with WC, wash hand basin & bath with shower over. Double-glazed window to the front.

Outside

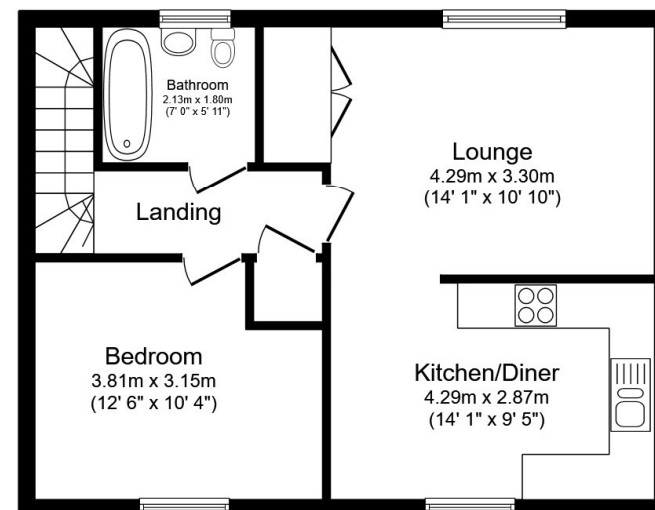
To the rear of the property, you will find an allocated parking space with EV charging point, as well as a garage.

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.



Ground Floor



First Floor

Total floor area 69.0 m² (742 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


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welcome to

Halifax Lane, Downham Market

- One bedroom coach house
- Garage + parking space
- EV charging
- Modern interior
- Close to Downham Market town centre

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: A

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM113065 - 0002

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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