



**High Street, Downham Market, PE38 9DA**

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## **High Street, Downham Market**

Set in a prominent location overlooking the picturesque Downham Market town square, lies this charming Grade II Listed, first floor apartment. Boasting an open plan kitchen/living space, two generous bedrooms & loft space, this makes the perfect investment or first time buy!



## Accommodation:

### Lounge

14' 7" x 17' 3" ( 4.45m x 5.26m )

Window to the front. Open fireplace with tiled hearth. Original wooden floorboards. Storage cupboard. Two radiators.

### Kitchen

8' 10" x 7' 4" ( 2.69m x 2.24m )

This modern fitted kitchen includes both wall & base units with worksurfaces over, a one and a half bowl stainless steel sink and drainer unit, a low-level electric oven, and an electric hob. Original wooden flooring. Window to the side.

### Bedroom One

8' x 10' 8" ( 2.44m x 3.25m )

Window to the rear. Radiator. Wooden flooring.

### Bedroom Two

11' 8" x 7' 4" ( 3.56m x 2.24m )

Bay window to the side. Radiator.

### Bathroom

Fitted with WC, pedestal wash hand basin & bath with mixer taps and shower over. Fully tiled. Airing cupboard. Window to the side.

### Loft Space

Skylight window. Currently used as a workshop/storage space.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## High Street, Downham Market

- Two bedroom first floor apartment
- Grade II Listed
- Fantastic town-centre location
- Open plan kitchen/living space
- Versatile loft space

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 31 May 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112827 - 0003

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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.



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