



Beech Road, Downham Market, PE38 9PH

welcome to

Beech Road, Downham Market

Enjoy easy, single-level living in this extended two bedroom detached bungalow, perfectly placed within walking distance of the town centre. Offering bright interiors, low-maintenance gardens and off-road parking with garage, ideal for downsizers or relaxed living.



Accommodation:

Double-glazed entrance door to:

Entrance Porch

Door to the front.

Entrance Hall

Radiator. Two storage cupboards.

Lounge/Diner

Double-glazed windows to the front & side. Radiator.

Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a built-in electric oven & an electric hob with integrated cooker hood over. There is also a breakfast bar, as well as space & plumbing for a washing machine. Radiator. Double-glazed windows to the front & side.

Bedroom One

Double-glazed French doors to the rear leading to the rear garden. Radiator.

En Suite

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Double-glazed window to the side.

Bedroom Two

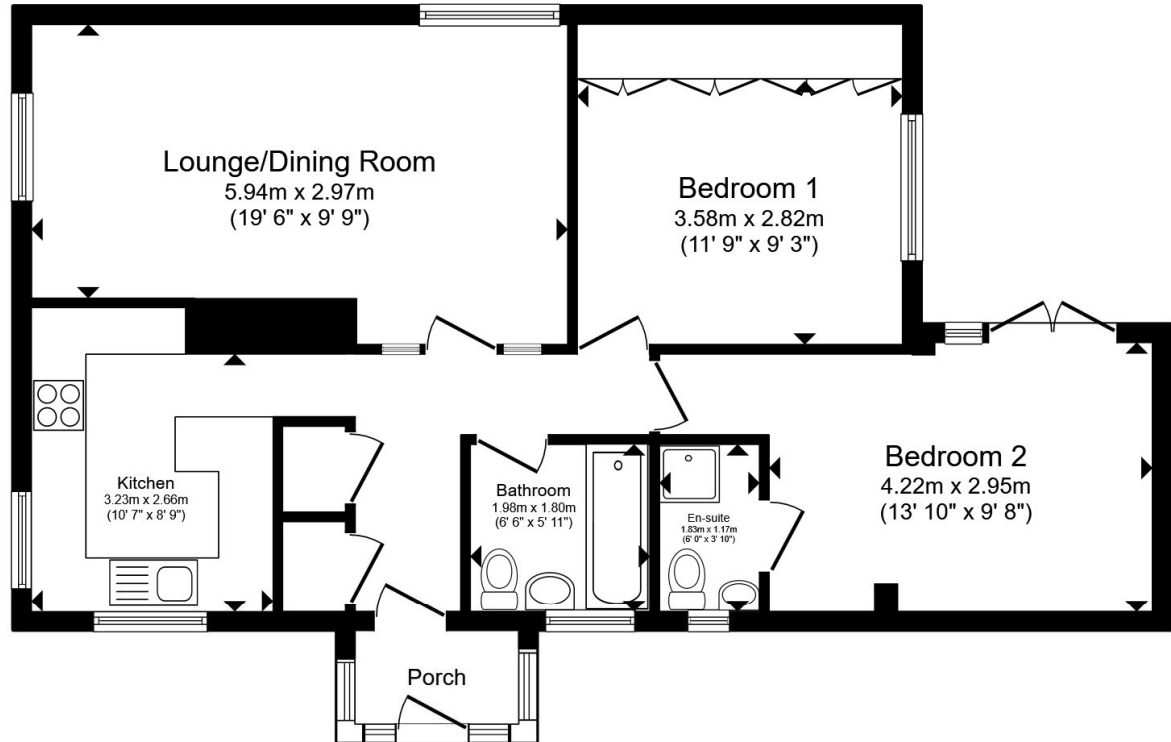
Double-glazed window to the rear. Radiator. Built-in wardrobes.

Bathroom

Fitted with WC, wash hand basin & bath. Heated towel rail. Double-glazed window to the front.

Outside

To the front of the property, a brickweave driveway provides off-road parking for two cars & leads to the garage, while the front garden offers a variety of plants & shrubs. To the rear, the low-maintenance rear garden is fully enclosed by timber fencing & is mainly laid to gravel, alongside various plants, shrubs, hedges & a patio area.



Total floor area 72.5 m² (780 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



check out more properties at williamhbrown.co.uk



welcome to

Beech Road, Downham Market

- Two bedroom detached bungalow
- Low-maintenance gardens
- Walking distance to town centre + amenities
- En Suite
- Brickweave driveway + garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£280,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
DHM110913 - 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.

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.



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk