



**Bennett Street, Downham Market, PE38 9GH**

**welcome to**

## **Bennett Street, Downham Market**

Chain free! William H Brown are delighted to bring to the market this well-presented 3 bedroom semi-detached house in a very popular location in Downham Market. The property is situated within easy walking distance to both the town centre & the mainline train station, making it ideal for commuters!

### **Accommodation:**

Double-glazed entrance door to:

### **Entrance Hall**

Door to the front. Radiator. Storage cupboard.

### **Cloakroom**

Fitted with WC and wash hand basin. Radiator.

Double-glazed window to the side.

### **Lounge / Diner**

15' 7" x 15' 4" ( 4.75m x 4.67m )

Double-glazed window to the rear. Double-glazed patio doors leading to the rear garden. Two radiators. Under-stairs storage cupboard.



### **Kitchen**

8' 7" x 8' 1" ( 2.62m x 2.46m )

This fitted kitchen includes both wall and base units with work surfaces over, a stainless steel sink and drainer unit, a built-in electric oven, and a gas hob with cooker hood over. There is also plumbing for a washing machine and an integrated fridge/freezer. Radiator. Double-glazed window to the front.



### **First Floor Landing**

Stairs from the entrance hall. Loft access. Airing cupboard. Double-glazed window to the side.

### **Bedroom One**

13' x 9' 1" ( 3.96m x 2.77m )

Double-glazed window to the rear. Radiator.



### **Bedroom Two**

11' 4" x 9' 1" ( 3.45m x 2.77m )

Double-glazed window to the front. Radiator.

### **Bedroom Three**

8' 7" x 6' 1" ( 2.62m x 1.85m )

Double-glazed window to the rear. Radiator.

### **Bathroom**

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

### **Outside**

The property offers a low-maintenance gravelled frontage with a paved path leading to the entrance door. To the rear, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area. There is also a garage and two parking spaces.

### **Agent's Note**

The sellers advise that they pay £200 per annum as a contribution towards Estate Management.



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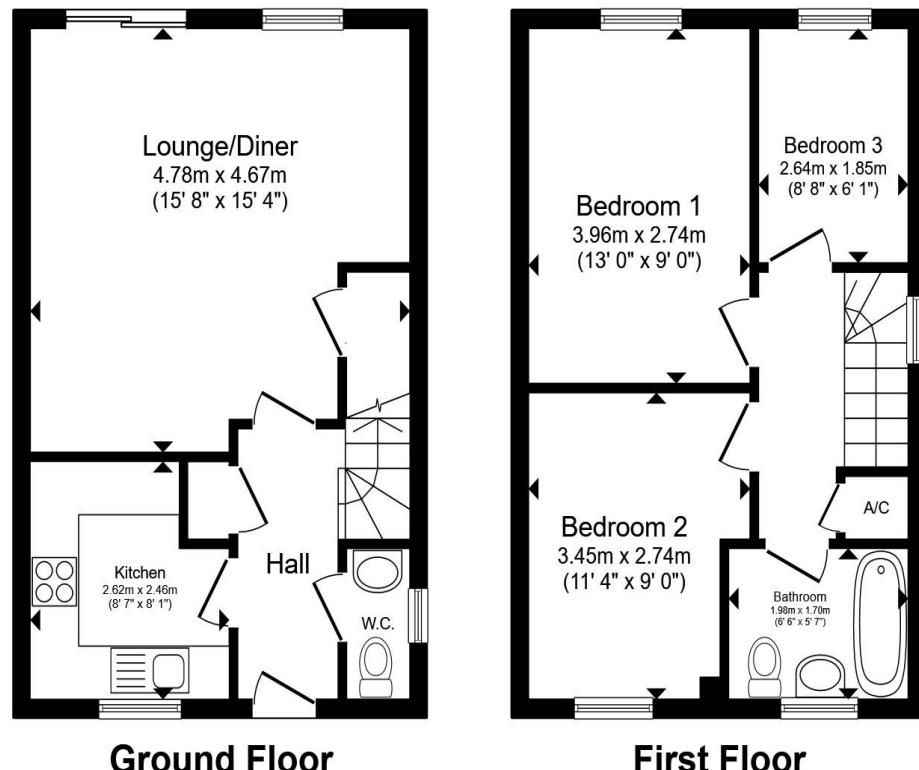
## Bennett Street, Downham Market

- No onward chain!
- 3 bed semi-detached house
- Close to the station + town centre
- Garage + parking
- Rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£215,000**



Total floor area 71.0 m<sup>2</sup> (764 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](http://www.propertybox.io)



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Property Ref:  
DHM112705 - 0003

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 **william h brown**



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