



**Mallard End, Downham Market, PE38 9HN**

**welcome to**

**Mallard End, Downham Market**

Chain free! Combining a practical layout with a superb town centre position, this deceptively spacious bungalow presents a fantastic opportunity for a range of buyers. Boasting open plan living, low-maintenance outside space & allocated parking, all within a 5-minute walk to the town centre.



## Accommodation:

### Entrance Hall

Door to the front. Radiator. Storage cupboard.

### Lounge

Double-glazed sliding patio doors to the rear leading to the rear garden. Feature fireplace. Two radiators. Archway to:

### Kitchen

Fitted with a range of 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. There is also a washing machine & integrated fridge/freezer.

### Bedroom One

Double-glazed window to the front. Radiator.

### Bedroom Two

Double-glazed window to the front. Radiator.

### Bathroom

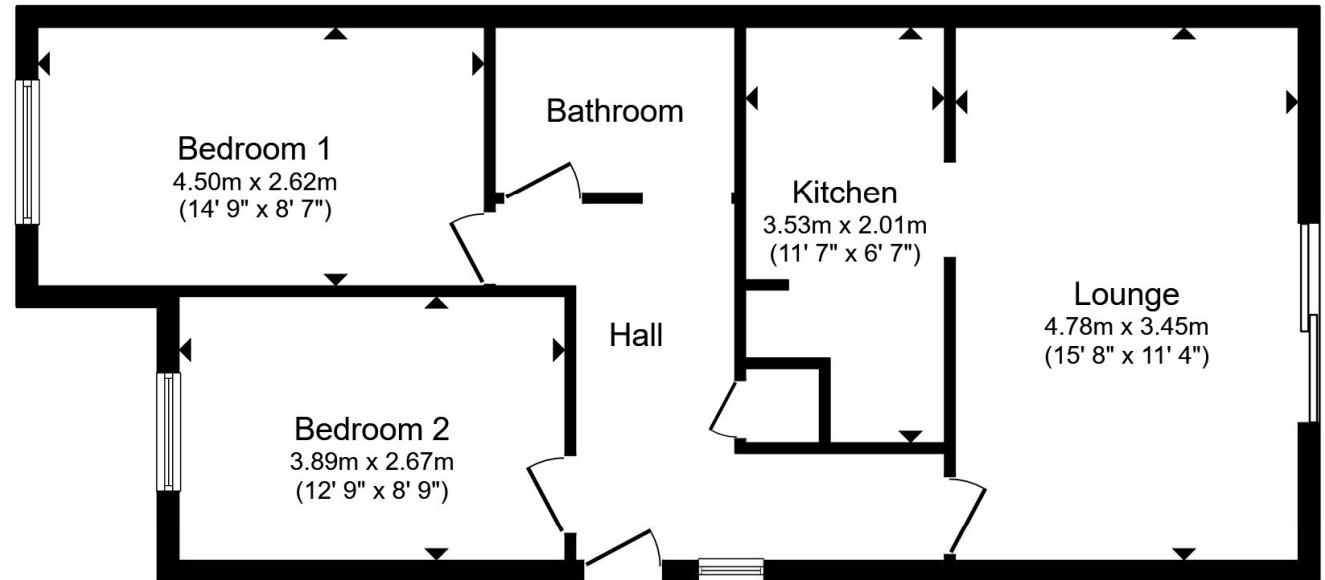
Fitted with WC, wash hand basin & bath with shower over.

### Outside

To the rear of the property, the low-maintenance garden is fully enclosed by timber fencing & is mainly gravelled, alongside a patio area. The property benefits from one allocated parking space.

### Agent's Note

Please note there is a maintenance charge of £200 per annum.



Total floor area 64.3 m<sup>2</sup> (692 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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## Mallard End, Downham Market

- 2 bedroom end-terraced bungalow
- Low-maintenance garden
- Allocated parking
- 5-minute walk to town centre + station
- No onward chain!

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112732 - 0005

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