

3G Ryston End, Downham Market, PE38 9AX

£1,100 Per

- Modern Kitchen & Bathroom
- Open Plan Living /Dining & Kitchen
- Detached Cottage
- Allocated Parking.
- Two bedrooms
- Town Centre Location



A well presented two bedroom detached cottage located in a desirable area of Downham Market within walking distance to the town and local amenities. The property offers, open plan living with fitted kitchen, two bedrooms and a family bathroom with overhead shower. The property also benefits from gas central heating, double glazed windows, allocated parking and a small garden and patio.

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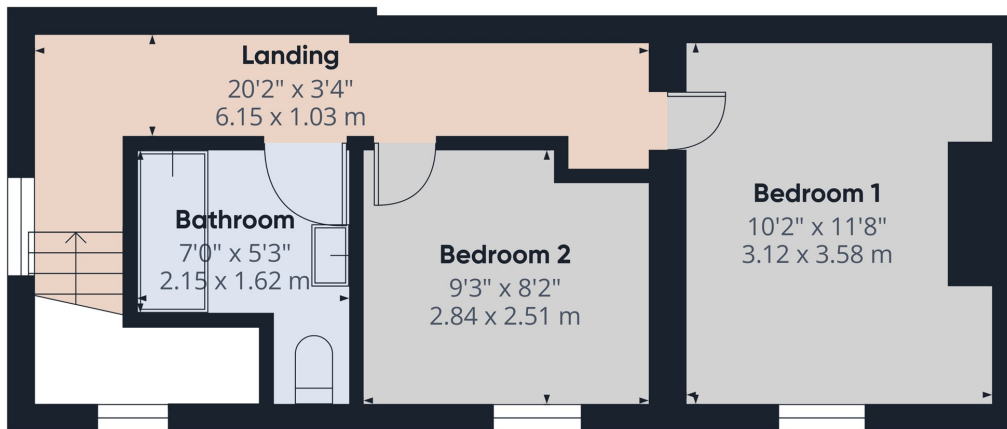
Floor 0

Approximate total area^m

673 ft²
62.6 m²

Reduced headroom

2 ft²
0.2 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.