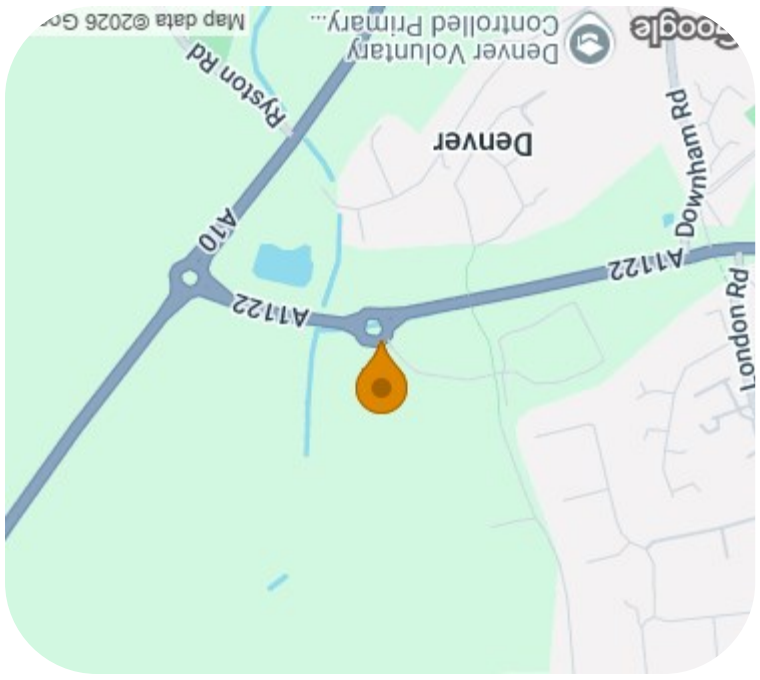
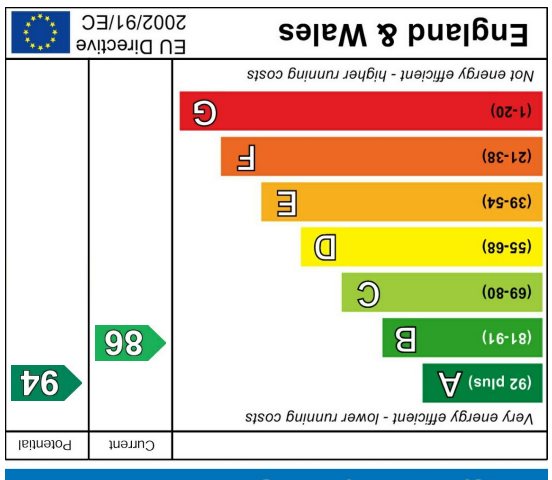




Council Tax Band - B





41 Wagtail Road, Downham Market, Norfolk, PE38 9FY

£199,950

- Mid Terrace House
- Two Bedrooms
- High Performance Glazing
- Under Floor Air Source Central Heating To Ground Floor & Radiators To Upper Floor
- Enclosed Garden With Patio Area
- Perfect For First Time Buyers
- Open Plan Kitchen/Living Room With Breakfast Bar
- Electric Vehicle Charging Point & Allocated Parking

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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.

Property Detail

Situated on the edge of Downham Market this property offers a lovely opportunity for a first time buyer or someone wishing to downsize. Upon entering you will be met by an open plan kitchen/living room of contemporary design with plenty of light from the rear patio doors. In addition there is a downstairs cloakroom for added convenience. On the upper level are two bedrooms and a family bathroom. Air source heating provides underfloor heating to the ground floor and radiators on the first floor. The property is equipped with an electric vehicle charging point plus two allocated parking spaces. The rear garden has a patio area plus an area laid to lawn offering an opportunity to enjoy the outside.











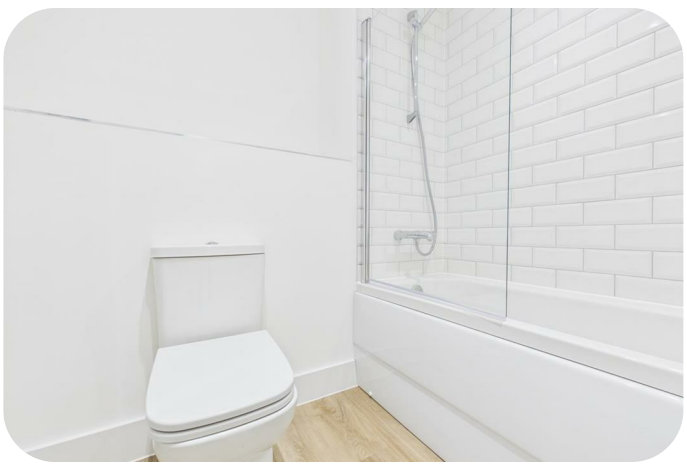



Part Glazed Door To

Kitchen /Living Room
23' 7" x 13' 2" (7.19m x 4.01m) Max UPVC double glazed window to front & Patio door to rear. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Breakfast bar. Integrated oven, hob and extractor fan. Integrated dishwasher. Space for washing machine. Under stairs storage. Laminate floor. Underfloor heating.

Cloakroom
5' 1" x 2' 10" (1.55m x 0.86m) UPVC double glazed window to front. W.C. Wash hand basin. Laminate floor. Underfloor heating.

Landing
6' 6" x 3' 8" (1.98m x 1.12m) Loft access.

Bedroom 1
8' 3" x 13' 2" (2.51m x 4.01m) UPVC double glazed window to front. Radiator. Fitted cupboard.

Bedroom 2
7' 11" x 13' 0" (2.41m x 3.96m) UPVC double glazed window to rear. Radiator.

Bathroom
6' 7" x 5' 6" (2.01m x 1.68m) Panelled bath with shower over. Wash hand basin. W.C. Spotlights. Laminate floor. Heated towel rail.

Rear Garden
Mainly laid to lawn. Patio.

Parking
Two allocated parking spaces. Electric vehicle charging point.