

2 Manby Road, Downham Market, Norfolk, PE38 9SQ

£275,000

- 2 Bedrooms & Shower Room
- Requires Improvement & Updating
- Living & Dining Room
- Detached Extended Bungalow
- No Chain!
- Garage & Utility Room
- Corner Plot with Garden & Patio Surrounding
- Close to Town & Mainline Train Station
- Kitchen & Breakfast Room
- Gas Central Heating

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Living Area
11' 10" x 25' 8" (3.61m x 7.82m)

Dining Area
9' 10" x 9' 2" (3.00m x 2.79m)

Shower Room
5' 6" x 6' 4" (1.68m x 1.93m)

Hallway
13' 6" x 4' 0" (4.11m x 1.22m)

Utility Room
7' 0" x 8' 10" (2.13m x 2.69m)

Bedroom 1
11' 9" x 10' 6" (3.58m x 3.20m)

Breakfast Room
8' 11" x 10' 5" (2.72m x 3.17m)

Bedroom 2
9' 0" x 10' 7" (2.74m x 3.23m)

Kitchen
10' 2" x 11' 5" (3.10m x 3.48m)

Garage
17' 6" x 8' 11" (5.33m x 2.72m)

An excellent opportunity to acquire a detached extended bungalow situated on a generous corner plot, conveniently positioned for access to Downham Market town centre and the mainline railway station. The property offers well-proportioned accommodation comprising two bedrooms, a shower room, living and dining room, kitchen/breakfast room, garage and utility room. Outside, the property benefits from gardens and patio areas surrounding the bungalow, providing a good degree of outdoor space and potential for landscaping to suit individual requirements. The property is fitted with gas central heating and is offered with no onward chain, making it an attractive proposition for buyers seeking a bungalow with scope for improvement. Internally, the property requires improvement and updating, offering the incoming purchaser an opportunity to modernise and personalise the accommodation to their own taste and requirements. The detached layout, corner position, garage and surrounding garden/patio areas provide considerable potential for those looking for a project or a home that can be enhanced over time. Downham Market provides a range of everyday amenities, including shops, cafes, schools and leisure facilities, while the mainline railway station provides convenient connections for commuters.

NO CHAIN! A detached extended bungalow occupying a generous corner plot, conveniently located close to Downham Market town centre and mainline railway station. The property offers two bedrooms, shower room, living/dining room, kitchen/breakfast room, garage and utility room, with gardens and patio surrounding. Requiring improvement and updating, this property presents an excellent opportunity for those looking to create a home to their own specification.











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Approximate total area(1)

1167 ft²

108.6 m²

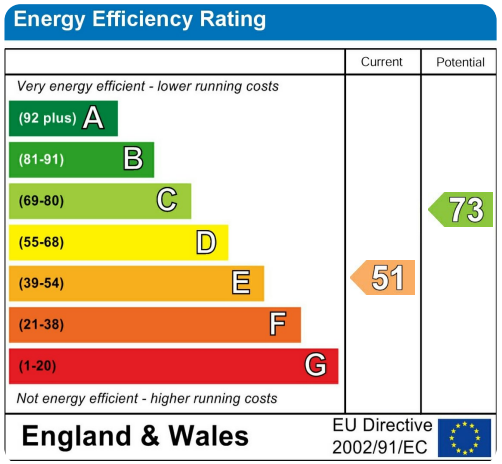
(1) Excluding balconies and terraces

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 - C



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.