



**Hills Court, Hilgay, DOWNHAM MARKET, PE38 0QE**

**welcome to**

**Hills Court, Hilgay, DOWNHAM MARKET**

A great opportunity for first time buyers or investors, this 3 bedroom semi-detached home sits on a good-sized plot in the popular village of Hilgay. In need of modernisation & offered with no onward chain, the property offers excellent potential, off-road parking, garage & a good-sized garden.



### Accommodation:

Double-glazed entrance door to:

### Entrance Porch

Of brick & uPVC construction. Door to the front.

### Entrance Hall

Storage cupboard. Stairs leading to the first floor landing with under-stairs storage space.

### Lounge

Double-glazed window to the front. Two electric radiators. Double-glazed French doors to the rear leading to the rear garden.

### Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, and space for a freestanding cooker with extractor fan over. There is also space & plumbing for a washing machine. Double-glazed window to the rear. Double-glazed door to the rear leading to the rear garden.

### First Floor Landing

Stairs from the entrance hall. Electric radiator. Airing cupboard & storage cupboard. Loft access. Double-glazed window to the front.

### Bedroom One

Double-glazed window to the rear.

### Bedroom Two

Double-glazed window to the rear.

### Bedroom Three

Double-glazed window to the front.

### Bathroom

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

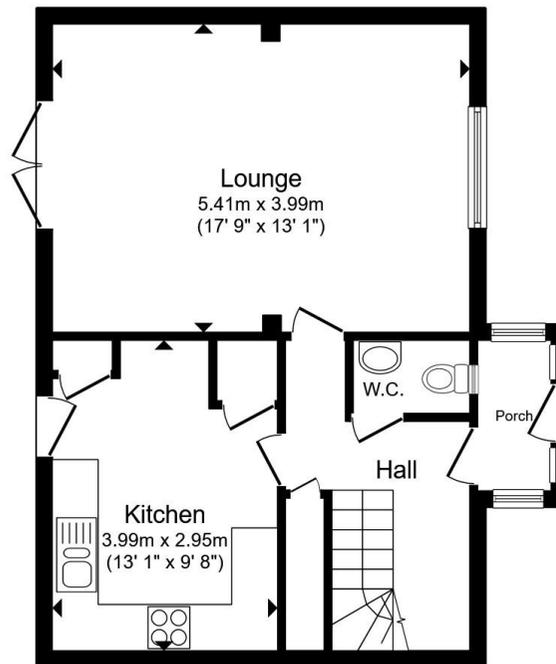
### Outside

To the front of the property, the front garden is mainly laid to lawn, with a garden path leading to the entrance door. A driveway provides off-road parking & leads to the single garage. To the rear, the south-facing garden is of a good size & is mainly laid to lawn, alongside a paved patio area, brick-built garden shed & a greenhouse.

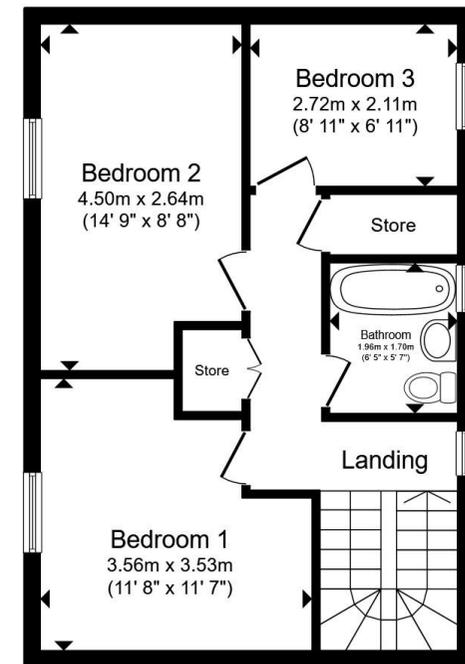
### Agent's Note

Heating to the property is served by electric heating. Please contact the branch for more information if required.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



Ground Floor



First Floor

Total floor area 90.8 m<sup>2</sup> (977 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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## Hills Court, Hilgay, DOWNHAM MARKET

- 3 bed semi-detached house
- No onward chain!
- Garage + driveway
- Enclosed rear garden
- Generous lounge

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DHM112748 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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