



**Grimshoe Road, Downham Market, PE38 9WF**

**welcome to**

**Grimshoe Road, Downham Market**

Chain free! A modern 3 bedroom end-terraced house located in a popular area of Downham Market, just a short distance from the town centre & mainline station. Offering a stylish kitchen, spacious lounge/diner & en suite, plus enclosed garden, garage & off-road parking!



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Door to the front. Storage cupboard. Stairs leading to the first floor landing.

### Cloakroom

Fitted with WC & wash hand basin. Radiator. Double-glazed window to the front.

### Kitchen

This modern, fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, an electric double oven & a gas hob with stainless steel cooker hood over. There is also space for a fridge/freezer, as well as and integrated dishwasher and space & plumbing for a washing machine. Radiator. Double-glazed window to the front.

### Living/Dining Room

Double-glazed window to the rear. Feature fireplace. Two radiators. Double-glazed French doors to the rear leading to the rear garden.

### First Floor Landing

Stairs from the entrance hall. Airing cupboard.

### Bedroom One

Double-glazed window to the rear. Radiator. Built-in wardrobe.

### En Suite

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Double-glazed window to the rear.

### Bedroom Two

Double-glazed window to the front. Radiator.

### Bedroom Three

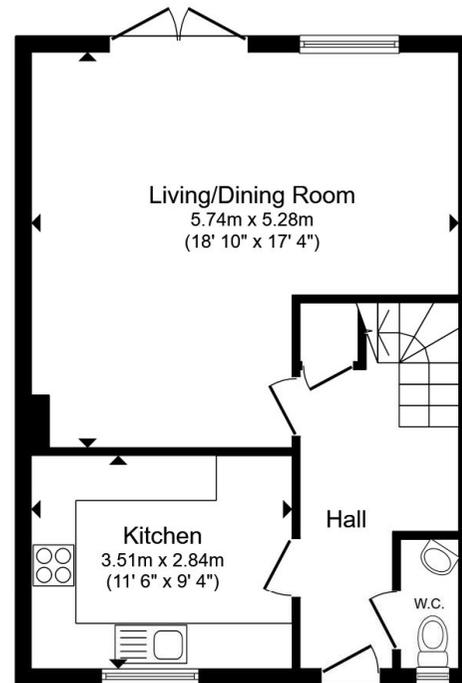
Double-glazed window to the front. Radiator.

### Bathroom

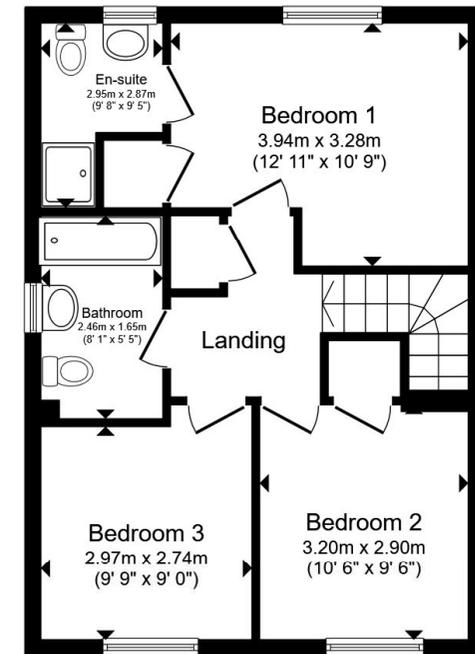
Fitted with WC, wash hand basin with vanity unit & bath with shower over. Double-glazed window to the side.

### Outside

The good-sized rear garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area and various plants & shrubs. A gate from the garden leads to the rear parking area, offering off-road parking for one car & a single garage.



Ground Floor



First Floor

Total floor area 94.4 m<sup>2</sup> (1,016 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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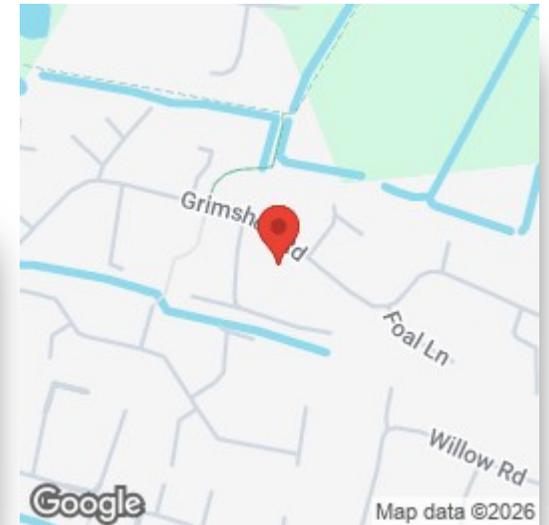
welcome to

## Grimshoe Road, Downham Market

- 3 bedroom end-terraced house
- Lounge/diner
- Modern kitchen
- Driveway + garage
- No onward chain!

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112793 - 0002

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