





Upgate Street, Southery, Downham Market, PE38 0NA

welcome to

Upgate Street, Southery, Downham Market

Combining character, comfort and a convenient village setting, this charming cottage is an ideal first home for those seeking a property ready to move straight into. Positioned close to local amenities, it offers a wonderful balance of countryside living and everyday convenience.













Accommodation:
Double-glazed entrance door to:

Lounge
Door to the front. Double-glazed window to the front. Radiator. Exposed brick fireplace.

Kitchen
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, an electric oven & an electric hob with stainless steel cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for washing machine. Radiator. Double-glazed window to the rear.

Hallway
Stairs leading to the first floor landing. Double-glazed door to the rear leading to the rear garden.

First Floor Landing
Stairs from the hallway. Storage cupboard. Loft access. Radiator.

Bedroom One
Two double-glazed windows to the rear. Radiator.

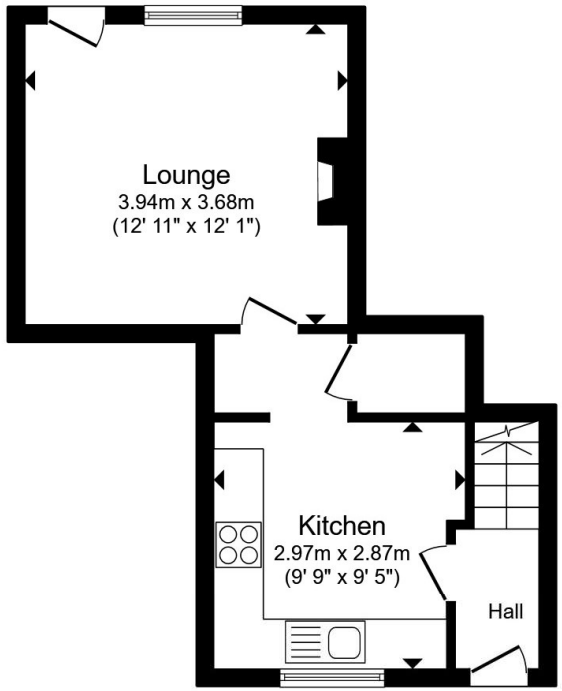
Bedroom Two
Double-glazed window to the front. Radiator.

Bathroom
Fitted with WC, wash hand basin & bath with shower over. Radiator.

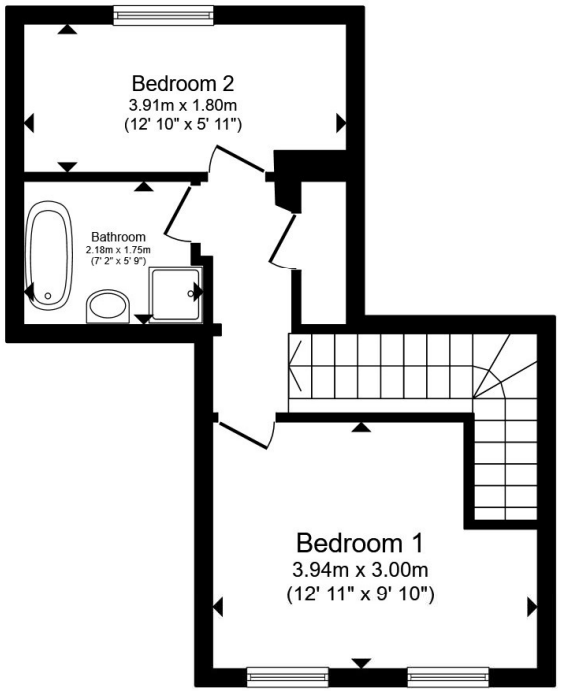
Outside
The low-maintenance rear garden is mainly brickweaved and is covered by a pergola. To the rear, you will find a parking area with two allocated parking spaces.

Agent's Note
Heating to the property is served by oil central heating. Please contact the branch for more information if required.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 60.0 m² (646 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

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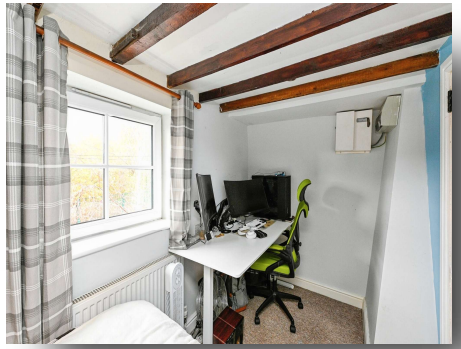
welcome to

Upgate Street, Southery, Downham Market

- Two bedroom cottage
- Popular village location
- Village amenities nearby
- Lounge with open fire
- Low-maintenance garden

Tenure: Freehold EPC Rating: D
Council Tax Band:

£205,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DHM113193 - 0002

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.

01366 387638

DownhamMarket@williamhbrown.co.uk

2 Market Place, DOWNHAM MARKET, Norfolk, PE38 9DE

williamhbrown.co.uk

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