

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

£199,950

- Electric Vehicle Charging Point & Allocated Parking
- Mid Terrace House
- 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

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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.

Landing

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

Part Glazed Door To

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.

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.

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.

Rear Garden

Mainly laid to lawn. Patio.

Parking

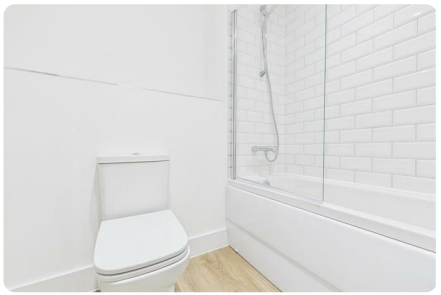
Two allocated parking spaces. Electric vehicle charging point.

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.

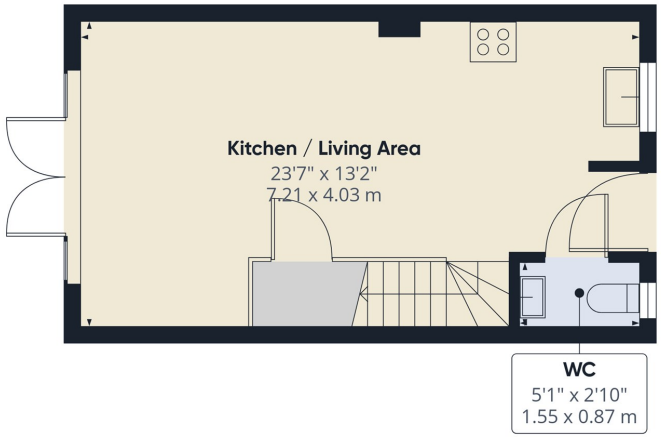
This two bedroom mid-terrace house is in pristine condition and is ready to move in to with No Onward Chain! Situated on the edge of Downham Market this property has never been occupied. Air-source heating, electric car charging point and allocated parking are certainly plus points for this lovely property.



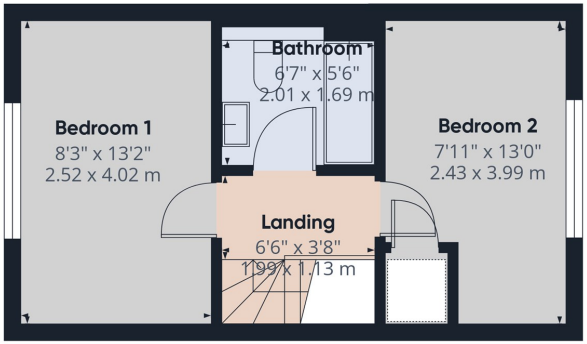








Floor 0



Floor 1

Approximate total area[1]

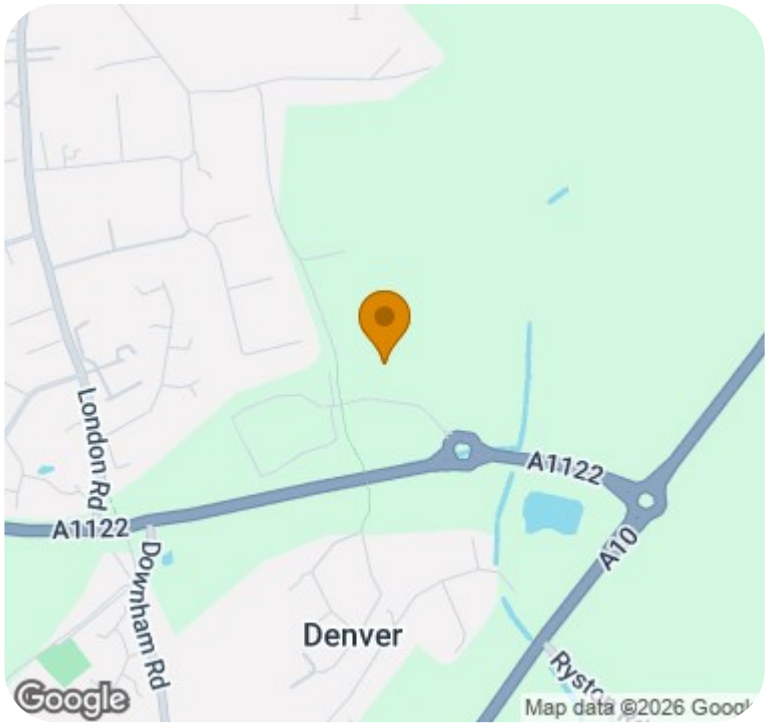
588 ft²

54.6 m²

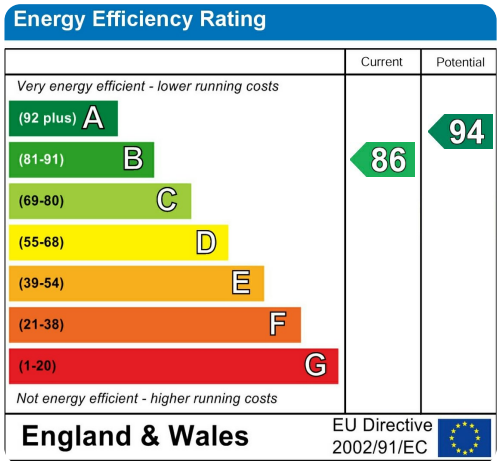
(1) Excluding balconies and terraces

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 - B



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.