



LAUNDITCH CRESCENT  
DOWNHAM MARKET PE38 9RB

BROWN & CO



## LAUNDITCH CRESCENT, DOWNHAM MARKET PE38 9RB

Popular location

No upward chain

Close to a bus route and walled garden

Two bedrooms

Two parking spaces



### INTRODUCTION

Brown & Co. offers a semi-detached, two bedroom bungalow in Downham Market, a popular location and thriving town with mainline station to Ely, Cambridge and London. The property benefits from a peaceful location, close to a bus route and walled garden. The property is sold with no upward chain.

### LOCATION

Downham Market offers a range of amenities that cater to the needs and interests of its residents and visitors. The town features a variety of shops, including local boutiques, supermarkets, and convenience stores, ensuring that everyday necessities are easily accessible. Additionally, there are several cosy cafes, pubs, and restaurants serving a diverse selection of food, providing opportunities for dining and socialising. Downham Market also boasts a well-equipped leisure centre, offering fitness facilities, swimming pools, and sports courts for those looking to stay active. The towns mainline station to the fine cities of Ely, Cambridge and London is well used by residents with London around 1hr 35mins

### THE PROPERTY

The property comprises; entrance porchway, hallway, sitting room, kitchen, two bedrooms and bathroom. Outside there is a lawn to the front of the property, two parking spaces to the side and garden that is walled almost entirely with patio, lawn and garden shed.

The property would benefit from internal updating and improvement.

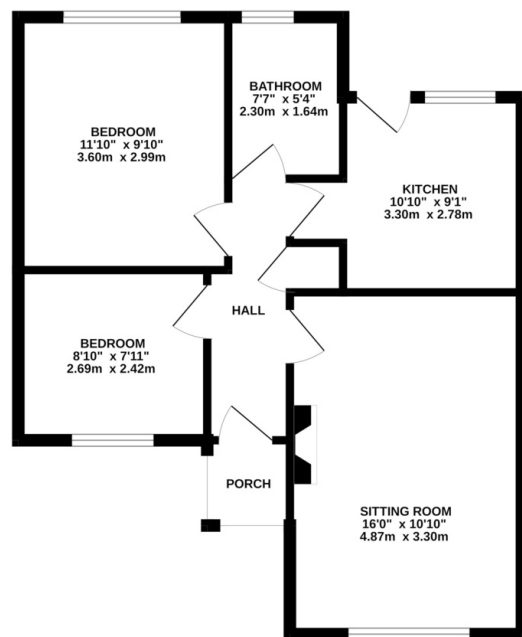
### VIEWING PROCEDURE

Viewing of the property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771/ [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D.I check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA - 544 sq.ft. (50.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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Property and Business Consultants