



Mallard End, Downham Market, PE38 9HN

welcome to

Mallard End, Downham Market

A modern, 3 bed end-terraced house, located in a popular area of Downham Market, within walking distance to the station & town centre. Boasting a generous lounge & kitchen/diner, plus good-sized rear garden & off-road parking. Chain free!



Accommodation:

Entrance Hall

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

Cloakroom

Fitted with WC & wash hand basin.

Lounge

14' 6" x 11' 7" (4.42m x 3.53m)

Double-glazed window to the rear. Radiator. Double-glazed door to the rear leading to the rear garden.

Kitchen

18' 5" x 7' 6" (5.61m x 2.29m)

Fitted with wall & base units with work surfaces over, a stainless steel sink & drainer unit, a low-level electric oven & a gas hob with stainless steel cooker hood over. Space for dining table & chairs. Radiator. Double-glazed window to the front.

First Floor Landing

Stairs from the entrance hall. Airing cupboard.

Bedroom One

14' 6" x 9' 6" (4.42m x 2.90m)

Two double-glazed windows to the front. Radiator.

Bedroom Two

14' 11" x 8' 1" max (4.55m x 2.46m max)

Double-glazed window to the rear. Radiator.

Bedroom Three

11' 6" x 6' 2" (3.51m x 1.88m)

Double-glazed window to the rear. Radiator.

Bathroom

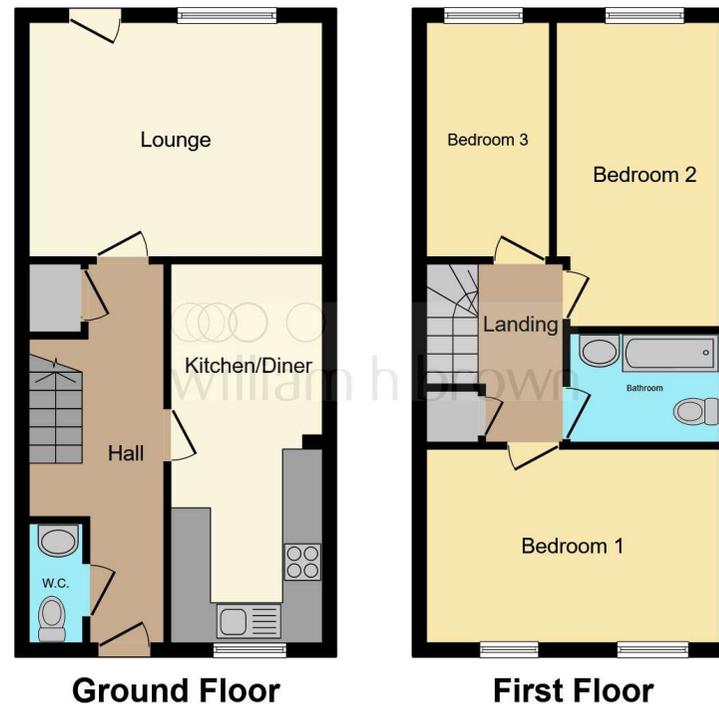
Fitted with WC, wash hand basin & bath with shower over. Double-glazed window to the rear.

Outside

To the rear of the property, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area. A gate at the end of the garden provides access to the rear parking area, where an allocated space is included.

Agent's Note

Please note the sellers advise that they pay £225 per annum as a contribution towards upkeep.



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.focalagent.com



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welcome to

Mallard End, Downham Market

- 3 bedroom end-terraced house
- Kitchen/diner + lounge
- Off-road parking
- Rear garden
- No onward chain!

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

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112528 - 0007

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