



**Bay Walk, Downham Market, PE38 9WE**

**welcome to**

**Bay Walk, Downham Market**

This modern 3 bedroom semi-detached home in Downham Market is offered on a shared ownership basis with the option to staircase to 100%. Boasting sociable living space, driveway parking & a low-maintenance garden, it's the perfect first step onto the property ladder!



**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.

**Kitchen/Diner**

This modern, fitted kitchen includes both wall & base units with work surfaces over, a butler sink, electric double oven & electric hob with stainless steel cooker hood over. There is also space for an American-style fridge/freezer, as well as space & plumbing for a washing machine. Radiator. Double-glazed window to the front. Opening to:

**Lounge**

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

**First Floor Landing**

Stairs from the entrance hall. Storage cupboard.

**Bedroom One**

Double-glazed window to the front. Radiator.

**Bedroom Two**

Double-glazed window to the rear. Radiator.

**Bedroom Three**

Double-glazed window to the front. Radiator.

**Bathroom**

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

**Outside**

To the front of the property, a tarmac driveway provides off-road parking for 2 cars. To the rear, the low-maintenance garden is fully enclosed by timber fencing & is mainly laid to paving.

**Agent's Note**

Amplius Living Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 45% share plus the remaining 55% share of the property from Amplius Living Housing Association.

The advertised price is for the 100% Freehold. Management Charge is £25.95 & Buildings Insurance is £7.95 per month.

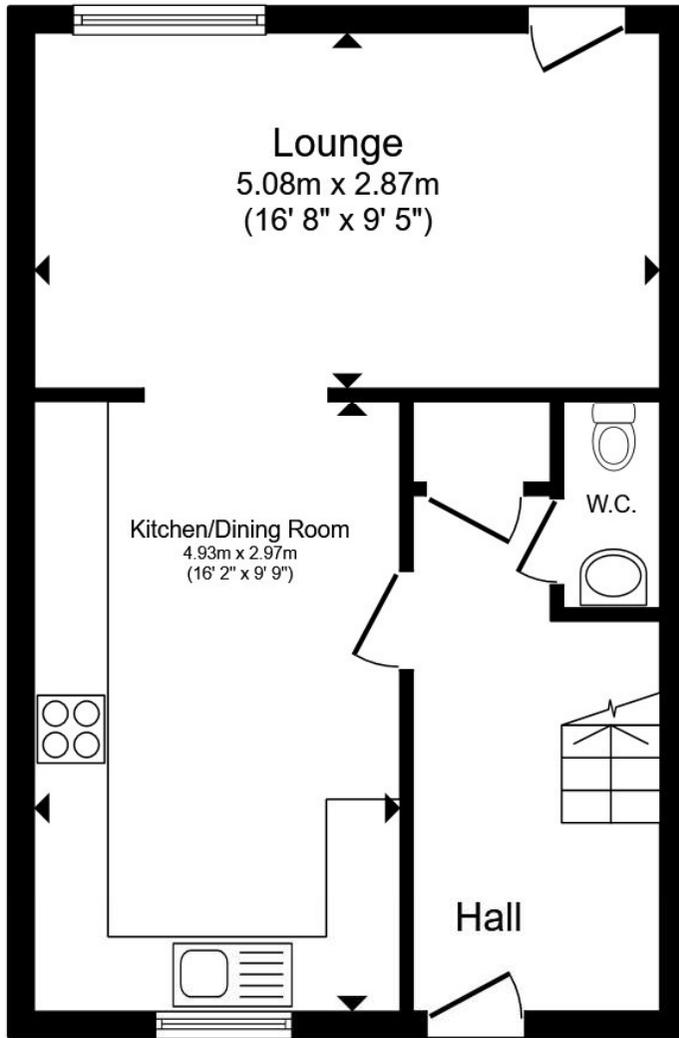
Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

Please note that the successful purchaser will be required to pay a £250 reservation fee which will be deducted from the final purchase price.

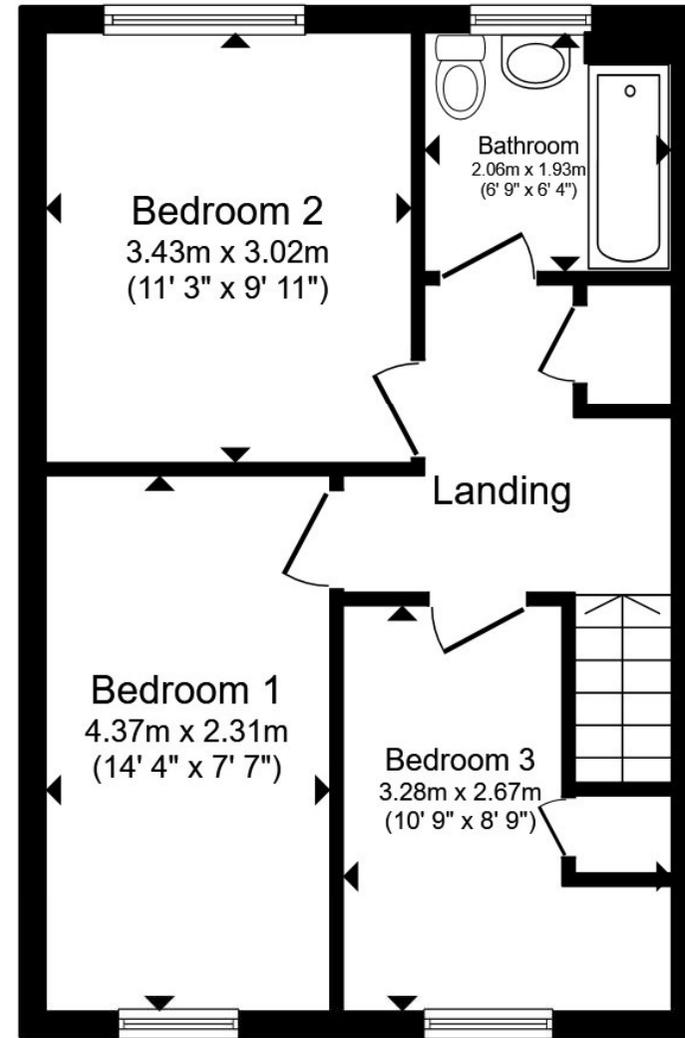


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**Ground Floor**



**First Floor**

Total floor area 80.2 m<sup>2</sup> (864 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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## Bay Walk, Downham Market

- 3 bedroom semi-detached house
- Shared Ownership property available to staircase to 100% upon completion
- Freehold on completion
- Open plan kitchen/diner
- Low maintenance rear garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 25.95

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Dec 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112851 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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