



High Street, Hilgay, Downham Market, PE38 0LH

welcome to

High Street, Hilgay, Downham Market

A charming former Post Office in the heart of Hilgay! This characterful 3 bedroom home blends original features with versatile living space, off-road parking & a low-maintenance garden — all set within a peaceful village just a short drive from Downham Market.



Accommodation:

Lounge / Diner

Single-glazed door to the front. Two double-glazed windows to the front. Radiator. Storage cupboard.

Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, and space for a freestanding cooker. There is also space & plumbing for a washing machine. Door leading to the walk-in pantry cupboard.

Cloakroom

Fitted with WC.

Study

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

Utility Room

Fitted with sink & drainer unit. Space & plumbing for a washing machine. Double-glazed door to the side.

First Floor

Living Area

Double-glazed window to the front. Radiator.

Bedroom Three

Double-glazed window to the front. Radiator.

Bathroom

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

Second Floor Landing

Two storage cupboards.

Bedroom One

Double-glazed skylight window.

Bedroom Two

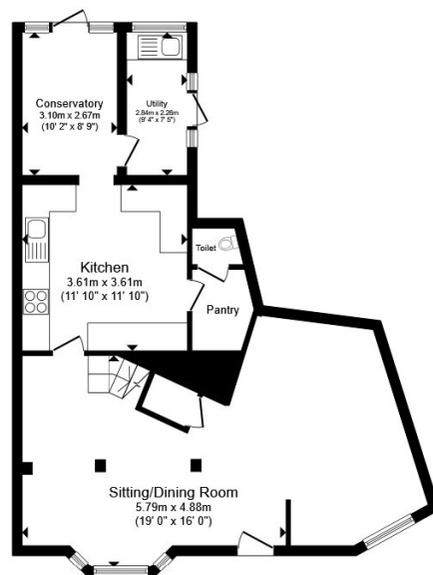
Double-glazed skylight window.

Outside

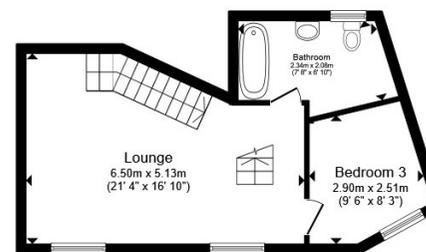
An archway to the side of the property leads to the driveway providing off-road parking for two cars. The low maintenance rear garden is fully enclosed by a brick wall and is mainly laid to paving & shingle, alongside a variety of plants, shrubs & trees.

Agent's Note

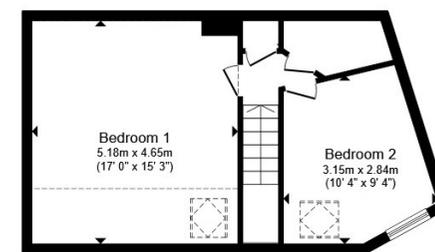
Heating to the property is served by oil central heating. Please note that there is a flying freehold over the property. Please contact the branch for more information.



Ground Floor



First Floor



Second Floor

Total floor area 139.9 m² (1,506 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

High Street, Hilgay, Downham Market

- 3 bedroom character property
- Multiple reception rooms
- Off-road parking
- Low-maintenance rear garden
- Utility room

Tenure: Freehold EPC Rating: F

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112391 - 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