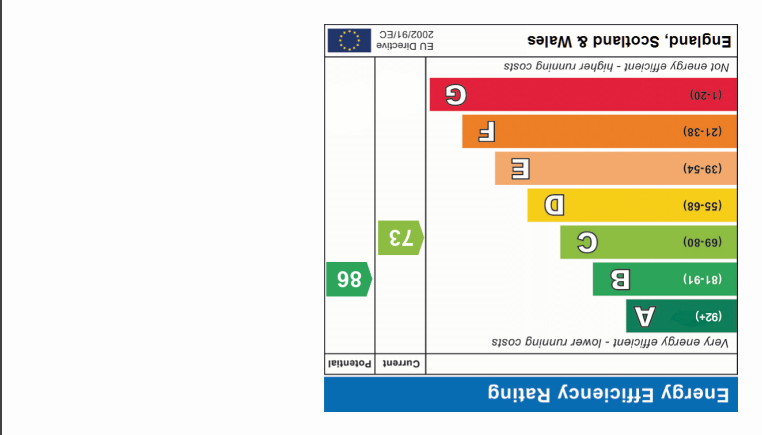


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I Royal George Cottages

Downham Road

Salters Lode

Offers in Excess of £220,000

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I Royal George Cottages

Salters Lode, Downham Market, PE38 0BA

Situated in Salters Lode this lovely semi-detached cottage offers a private garden with shared parking, there is a charming living room with log burning stove opening onto a dining area. The kitchen/breakfast room has modern appliances and patio doors to the rear garden. On the upper floor there are three double bedrooms & a modern bathroom. The town of Downham Market is just a five minute drive away and boasts a mainline railway to Cambridge and London with the addition of a good selection of schools and shops.



Part Glazed UPVC Door To

Living Room

10' 7" x 12' 6" (3.23m x 3.81m) UPVC Double glazed window to front. Cast iron wood burning stove to fireplace. Radiator.

Dining Area

7' 7" x 10' 2" (2.31m x 3.10m) Staircase to first floor. Under stairs storage cupboard. Radiator. Heating controls.

Kitchen/Breakfast Room

14' 1" x 15' 7" (4.29m x 4.75m) UPVC double glazed window to rear. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Built in electric oven and hob with extractor hood. Space for washing machine, dishwasher and fridge freezer. Tiled floor. Patio doors to rear garden.

First Floor Landing

Storage cupboard.

Bedroom 1

11' 0" x 13' 3" (3.35m x 4.04m) UPVC double glazed window to front. Radiator.

Bedroom 2

14' 2" x 7' 6" (4.32m x 2.29m) UPVC double glazed window to rear. Radiator.

Bedroom 3

14' 4" x 7' 6" (4.37m x 2.29m) UPVC double glazed window to rear. Radiator.

Bathroom

7' 8" x 6' 5" (2.34m x 1.96m) Bath with shower mixer tap and screen. W.C. Wash hand basin. Tiled floor. Heated towel rail. Extractor fan.

Rear Garden

Enclosed garden. Patio area. Lawn area. Mature borders. Gravelled shared parking area to the rear.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.