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9 Market Place, Downham Market

King & Partners  
SALES • LETTINGS • MORTGAGES



51a Railway Road  
Downham Market, PE38 9DX

£190,000

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# Railway Road

Downham Market, PE38 9DX

**\*\*Photos and Floor plans are of a similar property\*\***This is a great opportunity for anyone looking for their first property or just needing to be close to the shops and services of Downham Market. This terraced new build has a fitted kitchen with integrated appliances, a living room and a downstairs cloakroom. On the upper floor are two bedrooms and a shower room. The property has gas central heating, solar panels, and an electric vehicle charging point as well as UPVC double glazing. To the rear is a garden and a parking space.



### Living Room

11' 10" x 11' 6" (3.61m x 3.51m) UPVC double glazed window to front. Staircase to first floor. Under stairs storage.

### Kitchen

7' 11" x 10' 5" (2.41m x 3.17m) 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. Gas boiler. Integrated oven & hob with extractor fan. Integrated fridge. Integrated washing machine. Integrated dishwasher. Radiator. Door to rear.

### Cloakroom

3' 5" x 6' 7" (1.04m x 2.01m) UPVC double glazed window to rear. W.C. Wash hand basin within vanity unit. Radiator.

### Landing

6' 0" x 5' 4" (1.83m x 1.63m) Radiator.

### Bedroom 1

11' 8" x 7' 1" (3.56m x 2.16m) Two UPVC double glazed windows to rear. Radiator. Loft access.

### Bedroom 2

8' 8" x 9' 2" (2.64m x 2.79m) UPVC double glazed window to front. Radiator.

### Shower Room

5' 4" x 5' 4" (1.63m x 1.63m) Shower cubicle. W.C. Wash hand basin within vanity . Skylight. Extractor fan. Heated towel rail.

### Rear:

To the rear is an enclosed garden and a parking space. Electric vehicle charging point.

### 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.

