



22 Pringle Way
 Southery
 Downham Market, PE38 0QG £175,000

King & Partners
 SALES • LETTINGS • MORTGAGES
 01366 385588
 info@kingpartners.co.uk



Pringle Way

Southery, Downham Market, PE38 0QG

This two bedroom property in Southery is a lovely opportunity for anyone considering their first property purchase and is offered for sale with ***NO ONWARD CHAIN***. The property has a fitted kitchen, a living room, dining room with the potential for a third bedroom if required and a downstairs cloakroom. Upstairs there are two bedrooms, family bathroom and a separate shower room. The property has a rear decked area and to the front is laid to gravel with a pathway and driveway parking.



Part Glazed Door To:

Entrance Hall

Staircase to first floor. Radiator. Under stairs storage.

Cloakroom

4' 9" x 2' 9" (1.45m x 0.84m) UPVC double glazed window to front. Wash hand basin. W.C. Radiator. Consumer unit.

Living Room

11' 10" x 11' 8" (3.61m x 3.56m) UPVC double glazed window to front. Radiator.

Dining Room/Bedroom 3

11' 10" x 9' 6" (3.61m x 2.90m) UPVC window to rear. Radiator.

Kitchen

9' 6" x 7' 5" (2.90m x 2.26m) UPVC double glazed window to rear & door to side. Fitted with a range of wall and base units with worktop over incorporating stainless steel sink and drainer with mixer tap. Electric oven and hob with extractor hood. Integrated dishwasher & fridge freezer. Radiator.

Landing

UPVC double glazed window. Radiator.

Bedroom 1

11' 10" x 10' 7" (3.61m x 3.23m) UPVC double glazed window. Radiator.

Bedroom 2

11' 11" x 10' 8" (3.63m x 3.25m) UPVC double glazed window. Radiator.

Shower Room

5' 3" x 2' 11" (1.60m x 0.89m) Shower cubicle. Heated towel rail. Wash hand basin. Extractor fan.

Bathroom

9' 6" x 7' 5" (2.90m x 2.26m) UPVC double glazed windows. Panelled bath. Wash hand basin. W.C. Heated towel rail. Airing cupboard. Extractor fan.

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.