



SALES • LETTINGS • MORTGAGES

King & Partners



8 Manor Court

Church Road

Hilgay

£170,000

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8 Manor Court

Hilgay, Downham Market, PE38 0HG

This 2 bedroom mid terrace house within the village location of Hilgay is part of a small development of similar houses which benefits from both an allocated parking space plus an outside courtyard and a front garden. The property has a living/dining room with a feature fireplace, a fitted kitchen and a hallway leading out to the courtyard garden. Upstairs are two good sized bedrooms and a family bathroom with a roll top bath that was installed in August 2023. The property has double glazing and central heating with a new boiler in 2023. Ideal as a first home or equally appealing as a Buy to Let opportunity.



Entrance Door to:

Lounge/Diner

11' 5" x 15' 3" (3.48m x 4.65m) Max. Double glazed window and double glazed door to rear. Fireplace. Radiator. Door to under stairs storage cupboard.

Kitchen

9' 1" x 8' 1" (2.77m x 2.46m) Double glazed window to front. Fitted with a range of wall and base units with work surface over and incorporating stainless steel sink and drainer unit. Built in electric oven and hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Electric combi boiler.

Entrance Hall

9' 0" x 3' 10" (2.74m x 1.17m) Stairs to first floor. Doors to Kitchen & Lounge/Diner. Radiator. Telephone point. Door to courtyard garden.

First Floor Landing

2' 10" x 6' 11" (0.86m x 2.11m) Access to loft space. Doors to bedrooms & bathroom.

Bedroom 1

10' 8" x 12' 0" (3.25m x 3.66m) Double glazed window to front. Radiator.

Bedroom 2

9' 8" x 7' 8" (2.95m x 2.34m) Double glazed window to rear. Radiator. Spotlights.

Bathroom

6' 5" x 6' 11" (1.96m x 2.11m) Double glazed window to rear. Roll top bath with shower over and screen. Heated towel rail. W.C. Wash hand basin within vanity unit. Tiled floor. Extractor fan. Newly installed in August 2023.

Outside

Front garden.
Courtyard garden with gate to gravelled road.
Rear garden mainly laid to lawn with a picket fence and pathway to rear parking area.

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.