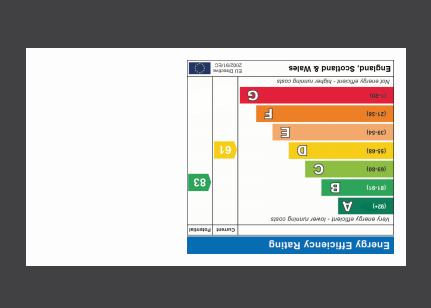
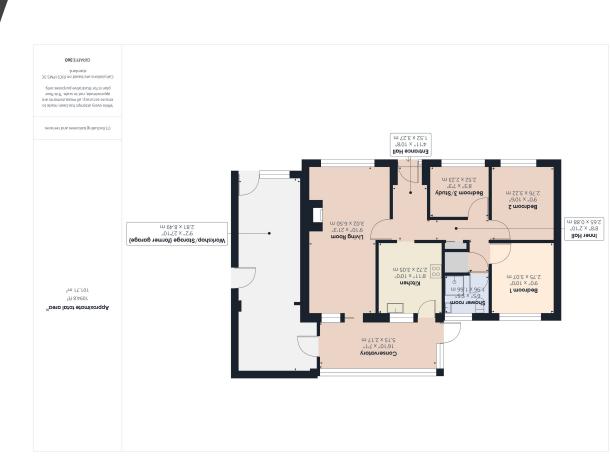
info@kingpartners.co.uk 01366 385588 **LE38 3DC** 9 Market Place, Downham Market









West Bank

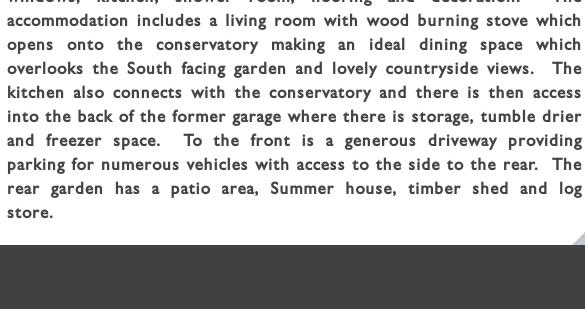
West Head Road Stow Bridge

£300,000

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Entrance Hall

Composite double glazed door to front. Radiator. Telephone point. Opening to inner hall. Doors to living room & kitchen.

Living room

 $6.5 \text{m} \times 3.02 \text{m} (21' \ 4" \times 9' \ II")$ UPVC double glazed window to front. Wood burning stove to fireplace. Tiled floor. Television point. 2 Radiators. UPVC double glazed sliding door to conservatory.

Conservatory

 $5.15m \times 2.17m$ (16' II" \times 7' I") UPVC double glazed construction. Doors to garden and workshop. Tiled floor.

Kitchen

 $3.05 \mathrm{m} \times 2.72 \mathrm{m}$ (10' 0" \times 8' 11") Units at base and wall level. Stainless steel sink and drainer. Electric oven and hob with extractor hood over. Space for washing machine. UPVC double glazed window & door to conservatory. Space for fridge. Luxury vinyl tiled floor.

Inner Hall

Door to airing cupboard. Door to built in cloaks cupboard. Doors to bedrooms and shower room.

Bedroom I

 $3.22m \times 2.76m$ (10' 7" \times 9' 1") UPVC double glazed window to rear. Fitted wardrobe with sliding door. Radiator.

Bedroom 2

 $3.07m \times 2.75m \ (10' \ l" \times 9' \ 0")$ Window to front. Radiator.

Bedroom 3

8' 5" \times 7' 5" (2.57m \times 2.26m) Window to front. Radiator.

Shower Room

6' $6'' \times 5'$ $6''' (1.98m \times 1.68m)$ Tiled shower cubicle. W/C. Hand wash basin to vanity unit. Radiator. Tiled walls and floor. UPVC double glazed window to rear. Heated towel rail.

Workshop/Storage (former garage)

 $8.49 \mathrm{m} \times 2.81 \mathrm{m}$ (27' $10'' \times 9'$ 3") UPVC double glazed window & door to front. Oil fired boiler. UPVC Door to side and conservatory. Light and power. Space for freezer.

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.