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King & Partners



29 Nelson Avenue
 Downham Market, PE38 9JL

£175,000

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This 2 bedroom semi detached property provides a lovely opportunity for anyone wishing to improve and modernise this property to bring it to its full potential. The ground floor has a living room, dining room and a family room. There is a fitted kitchen plus a utility room and store room . On the first floor are two bedrooms and a family bathroom. Outside is a garden with raised planters. To the front is a garden area with mature planting. In addition there is a driveway offering parking and access to storage shed/garage.



UPVC Double Glazed Door To:

Entrance Hall

2' 10" x 7' 1" (0.86m x 2.16m) Part glazed doors to living room and kitchen.

Living Room

11' 8" x 21' 2" (3.56m x 6.45m) Two UPVC double glazed windows to side and front. UPVC double glazed doors to side with side panels. Two radiators. Door to utility.

Utility Room

11' 10" x 10' 11" (3.61m x 3.33m) Door to rear. UPVC double glazed window to rear. W.C. Space for washing machine. W.C.

Family Room

8' 3" x 10' 8" (2.51m x 3.25m) Patio doors to rear. UPVC double glazed window to side. Radiator.

Dining Room

16' 5" x 10' 2" (5.00m x 3.10m) Fireplace with brick surround and shelving. Radiator.

Store Room

5' 3" x 10' 7" (1.60m x 3.23m) UPVC double glazed window to side.

Hallway

5' 7" x 10' 3" (1.70m x 3.12m) Staircase to first floor. Radiator. UPVC double glazed window.

Kitchen

10' 2" x 10' 2" (3.10m x 3.10m) UPVC double glazed window to front. Fitted with wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer taps. Wall mounted boiler. Space for cooker.

Upper Landing

5' 9" x 2' 7" (1.75m x 0.79m) Loft access.

Bedroom 1

13' 1" x 10' 4" (3.99m x 3.15m) UPVC double glazed window to front. Built in cupboard.

Bedroom 2

10' 4" x 10' 1" (3.15m x 3.07m) UPVC double glazed window to rear.

Bathroom

5' 9" x 5' 5" (1.75m x 1.65m) UPVC double glazed window to rear. Panelled bath with shower mixer over. W.C. Wash hand basin. Wall heater.

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