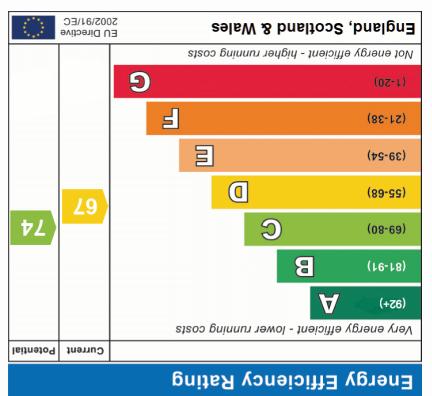


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PE38 9DG

9 Market Place, Downham Market



# Kings & Partners



# 40 Wimbotsham Road Downham Market. PE38 9PE

£195,000



# King & Partners

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## Wimbotsham Road Downham Market, PE38 9PE

Offered to the market with no onward chain, this two-bedroom semi-detached bungalow occupies a convenient position on Wimbotsham Road, within easy reach of Downham Market town centre, local amenities and the mainline train station. The property is approached via a generous driveway providing off-road parking, leading to a single garage with electric up-and-over door. Internally, the bungalow offers well-proportioned accommodation comprising a living/dining room, kitchen, two bedrooms, and a shower/wet room. While the property requires some general updating, it presents an excellent opportunity for purchasers to modernise and add value to a home in a popular location. Further features include UPVC double glazing and gas central heating served by a newly installed boiler in 2025, with a wood burner providing additional heating in the living/dining room. Externally, the rear garden is predominantly laid to lawn and includes two timber storage sheds, offering useful outdoor storage and a pleasant space to enjoy. This bungalow is ideally suited to a range of buyers including downsizers, investors, or those seeking a project, all while benefiting from a central yet quiet location. Early viewing is recommended to fully appreciate the potential on offer.

### Entrance Hall

10' 6" x 2' 9" (3.20m x 0.84m)

### Kitchen

8' 7" x 10' 4" (2.62m x 3.15m)

### Living Room

19' 2" x 9' 7" (5.84m x 2.92m)

### Bedroom 1

11' 6" x 11' 2" (3.51m x 3.40m)

### Bedroom 2

8' 5" x 8' 11" (2.57m x 2.72m)

### Shower Room

6' 4" x 5' 9" (1.93m x 1.75m)

### Garage

16' 6" x 8' 11" (5.03m x 2.72m)

### 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.