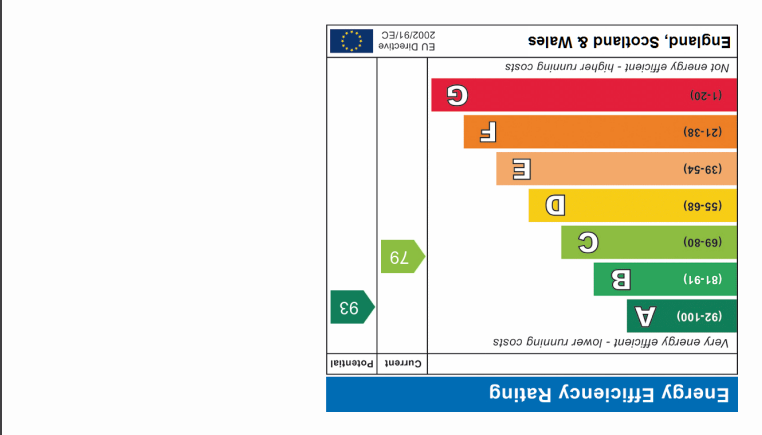


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9 Market Place, Downham Market



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78 Grimshoe Road
Downham Market, PE38 9WF

£270,000

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Grimshoe Road

Downham Market, PE38 9WF

This semi detached house is located on a popular estate close to the mainline train station and town centre of Downham Market. Positioned on a corner plot with an enclosed rear garden, side driveway and garage. The accommodation includes an entrance hall, kitchen, living/dining room and conservatory to the ground floor. On the first floor there are 3 bedrooms and a family bedroom. The home benefits from gas central heating, UPVC double glazing and a low maintenance enclosed rear garden.



Entrance Hall

Double glazed composite door. Radiator. Room thermostat. Stairs to first floor. Glazed doors to kitchen and doors to living room and cloakroom.

Cloakroom

W.C. Hand wash basin. UPVC double glazed window. Radiator.

Kitchen

3.12m x 2.59m (10' 3" x 8' 6") Units at base and wall level. Built in double electric oven. Gas hob. Extractor hood. Space for fridge freezer and washing machine. Integrated dishwasher. Stainless steel one and a half sink and drainer. Radiator. UPVC double glazed window to front. Tiled floor. Spot lights.

Living/Dining room

5.25m x 4.27m (17' 3" x 14' 0") UPVC double glazed window to front. 2 Radiators. TV point. UPVC Double doors to garden. Door to under stairs storage cupboard.

Conservatory

4.99m x 2.88m (16' 4" x 9' 5") Brick and UPVC double glazed construction. Tiled floor. Double doors to garden.

First Floor Landing

Loft access. Doors to bedroom and bathroom. Airing cupboard housing gas boiler.

Bedroom 1

2.90m x 3.29m (9' 6" x 10' 10") UPVC double glazed window. Built in wardrobes. Radiator. TV point.

Bedroom 2

2.93m x 2.89m (9' 7" x 9' 6") UPVC double glazed window. Radiator.

Bedroom 3

2.25m x 2.26m (7' 5" x 7' 5") UPVC double glazed window. Radiator.

Bathroom

2.20m x 1.65m (7' 3" x 5' 5") Bath with mixer shower + screen. W.C. Hand wash basin to vanity unit. UPVC double glazed window. Shaver point. Spot Lights. Heated towel rail.

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.