



**86 Lynn Road, Downham Market, Norfolk, PE38 9NR**

**£145,000 Freehold**

- Terraced House
- Open Plan Living/Kitchen Area
- 2 First Floor Bedrooms & Bathroom
- Open Plan Kitchen/Living Room
- Gas Central Heating
- Private Off Road Parking Space
- UPVC Double Glazing
- Close to Town Centre
- Ideal First Time or Investment Buy
- EPC Rating D







This 2 bedroom house is located on the main Lynn Road in the town of Downham Market only a short walk from the town centre and mainline train station. Inside the property has an open plan kitchen, dinning and living room with an oven, hob and extractor hood. On the first floor there are two bedrooms and a bathroom. The property benefit from gas central heating, UPVC double glazing and a private parking space to the rear of number 86a. An ideal first time or investment buy.

**Double Glazed Entrance Door to:**

## Open Plan Living/Kitchen Area

20' 10" x 13' 4" (6.35m x 4.06m)

## Living Area

Double glazed window to front. Stairs to first floor. Television point.

## Kitchen Area

Fitted with a range of wall and base units with worksurface over and incorporating stainless steel sink and drainer unit with mixer tap over. Built in stainless steel oven with gas hob and stainless steel extractor hood over. Space and plumbing for washing machine. Space for fridge. Spotlights.

## First Floor Landing

Access to loft space. Door to airing cupboard. Doors to Bedrooms & Bathroom.

## Bedroom 1

9' 5" x 13' 4" max (2.87m x 4.06m) Two double glazed windows to front. Radiator.

## Bedroom 2

7' 8" x 7' 10" (2.34m x 2.39m) Double glazed window to rear. Radiator.

## Bathroom

7' 8" x 5' 0" (2.34m x 1.52m) Double glazed window to rear. Fitted with a panelled bath with shower over; wash handbasin and w.c.

## 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.

