



NEWSON & BUCK
ESTATE AGENTS



3E Ryston End, Downham Market, Norfolk PE38 9AX £194,995

A beautifully presented two double bedroom first floor apartment situated in the heart of Downham Market. This open plan apartment benefits from spacious rooms, period beams and no onward chain. The property further benefits from a communal parking area and its own entrance door.

A full range of amenities and facilities can be found within Downham Market including a main line rail link into Cambridge and London King's Cross.

Entrance Hall

Double glazed door and window to front, and fitted carpet.

Landing

With storage cupboard.

Open Plan Kitchen Living

15' 3" x 24' 0" (4.65m x 7.32m) Double glazed windows to front, fitted kitchen with island, integrated oven and hob with extractor above, integrated appliances including dishwasher, washing machine, fridge and freezer. Tiled flooring / fitted carpet.

Bedroom One

10' 10" x 11' 5" (3.30m x 3.48m) Double glazed window to side, storage cupboard, electric radiator and fitted carpet.

Bedroom Two

10' 11" x 9' 10" (3.33m x 3.00m) Velux window to rear, electric radiator and fitted carpet.

Bathroom

10' 10" x 9' 10" (3.30m x 3.00m) Velux window to rear, bath with shower attachment, vanity unit, low flush w/c., towel radiator and tiled flooring.

Parking

Communal parking area.

Lease Details

500 years from 2023.

EPC Rating: D

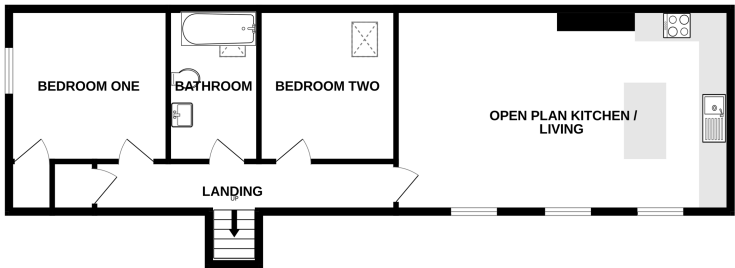
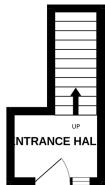
Council Tax Band: A



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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