



King & Partners

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**14 Foresters Avenue, Hilgay, Downham Market,
Norfolk, PE38 0JU**

£170,000 Freehold

- Mid Terrace House
- 3 Bedrooms
- Lounge / Diner
- Kitchen
- Lean to Conservatory
- Study
- Bathroom
- Garden
- Solar Panels
- NO ONWARD CHAIN
- EPC Rating D





This is a 3 bedroom Mid-Terraced house that **REQUIRES MODERNISATION**. The property accommodation comprises of a Lounge / Diner, Kitchen, WC, Lean-to conservatory, Study, 3 Bedrooms, Bathroom and Garden. The property also benefits from Solar Panels and is offered with **NO ONWARD CHAIN**. Call now to book a viewing.

Hall

Staircase to first floor, Tiled floor;

Lounge / Diner

12' 11" x 16' 11" (3.94m x 5.16m) UPVC Double glazed window to Front & Rear, Night storage heater, Wood Burner, Laminate Flooring,

Kitchen

12' 0" x 7' 9" (3.66m x 2.36m) A range of fitted base and wall units with roll edge work tops, Tiled floor; Space for cooker, Stainless steel single drainer sink unit, UPVC Double glazed window to Rear; Space for washing machine, Night storage heater;

Study

8' 9" x 5' 0" (2.67m x 1.52m) UPVC Double glazed Front, Door to Front, Electric heater;

Cloakroom

A two piece suite comprising of a Low Level WC and wash hand basin. UPVC Double Glazed window to Front,

Lean to Conservatory

7' 4" x 5' 11" (2.24m x 1.80m) Base units with roll edge worktops, Door to rear; space for washing machine, space for fridge,

Landing

Built in Airing cupboard, Electric panel heater; UPVC Double glazed window to rear

Bedroom 1

12' 10" x 8' 5" (3.91m x 2.57m) UPVC Double glazed window Front, Laminate flooring, Night Storage Heater;

Bedroom 2

10' 9" x 8' 9" (3.28m x 2.67m) UPVC Double glazed window to front, Electric Heater

Bedroom 3

9' 8" x 6' 4" (2.95m x 1.93m) UPVC Double glazed window to Front, Electric Heater;

Bathroom

A three piece-suite comprising of a Paneled Bath with Shower overhead, Pedestal wash hand basin, Low level WC. Heated Towel Rail, UPVC double glazed window to Rear

Outside

To the front of the property there is a small lawned garden with a path leading to the front door. The rear is laid to lawn with a rear gate.

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.

