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9 Market Place, Downham Market





King's Lynn, PE34 3LE



01366 385588

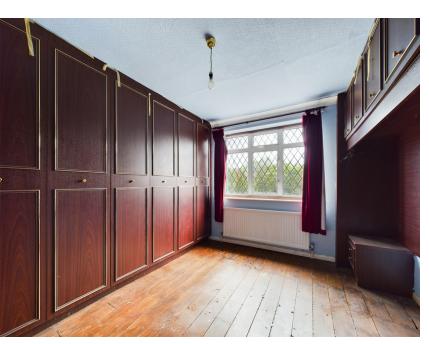
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£200,000



comprises of a Lounge / Diner, Kitchen, Utility, Bathroom, WC, Conservatory, Garden & off road parking. The popular village of West Lynn has lots of amenities including a Local shop, Social Club, Primary School, Church, Butchers and a Ferry into the center of Kings Lynn. Call now to arrange a viewing





Entrance Porch

 $5'~0"~\times~5'~10"~(1.52m~\times~1.78m)$ Door leading through to Entrance Hall

Hallway

 $13'0" \times 6'3"$ (3.96m x 1.91m) Max. Staircase to first floor, Tiled floor, Double glazed window to side, Radiator

Living / Dining Room

Living Room

12'0" x 11'9" (3.68m x 3.63m)

Dining Room

12'0" x 10'10" (3.66m x 3.35m)

Double glazed bay window to front, Radiator, Tiled floor, Arch to

6' 0" \times 12' 3" (1.83m \times 3.73m) Tiled floor, Radiator, sliding door to conservatory

6' 0" \times 12' 4" (1.83m \times 3.76m) Brick & double glazed construct, Tiled floor, door to garden

Cloakroom

6' 0" \times 2' 4" (1.83m \times 0.71m) Low level WC, wash hand basin, Double glazed window to side

16' 0" x 14' 1" (4.88m x 4.29m) Max. A range of fitted base & wall units, roll edge work tops, Inset sink with mixer tap, Integrated oven, Hob, Extractor, space for fridge, Tiled floor, Tiled walls, floor mounted boiler, Breakfast bar, Double glazed window to rear

4' 0" \times 6' 9" (1.22m \times 2.06m) A range of base units, stainless steel single unit sink drainer with mixer tap, space for washing machine, Tiled floor, Tiled walls, radiator, Double glazed window to front, Door

Landing

Loft hatch, Airing cupboard

Bedroom I

12' 0" \times 11' 8" (3.66m \times 3.56m) Double glazed window to Front, Radiator, Sink.

Bedroom 2

12' 0" \times 9' 1" (3.66m \times 2.77m) Double glazed window to rear, Radiator, Fitted wardrobe

Bedroom 3

7' 0" \times 14' 2" (2.13m \times 4.32m) 2 Double glazed windows to Front, Radiator: Sink

Bedroom 4

8' 0" \times 6' 9" (2.44m \times 2.06m) Double glazed window to side,

6' 0" \times 15' 6" (1.83m \times 4.72m) A 5 Piece suite comprising of a Shower Cubicle, Paneled bath, Low level WC, Bidet and Wash hand basin. Double glazed window to rear

To the front of the property there is off road parking and an ornate

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