Energy Efficiency Rating

	Current	Potential

Very energy efficient - lower running costs

(92-100) **A**
(81-91) **B**
(69-80) **C**   79   79
(55-68) **D**
(39-54) **E**
(21-38) **F**
(1-20) **G**

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive
2002/91/EC

GIRAFFE360

While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area
390.10 ft²
36.24 m²

Hallway
12'3" × 3'2"
3.74 × 0.98 m

2'0" × 3'2"
0.63 × 0.97 m

Kitchen/Living Area
13'9" × 14'2"
4.21 × 4.34 m

Bedroom
7'11" × 10'6"
2.44 × 3.20 m

Bathroom
5'8" × 10'5"
1.74 × 3.20 m

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Flat 2, 50b Railway Road

Downham Market, PE38 9EB

£125,000

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Composite Door To

Entrance Hall

12' 3" x 3' 2" (3.73m x 0.97m) Storage cupboard housing boiler and consumer unit. Light. Doors to bedroom and bathroom. Opening to kitchen/living room.

Kitchen/Living Room

13' 9" x 14' 2" (4.19m x 4.32m)
Kitchen Area
Fitted with a range of wall and base units with roll edge worktop over incorporating a stainless steel sink and drainer. Electric oven and hob with stainless steel splash backs. Extractor fan. pace for washing machine. Spot lights.
Living Area
UPVC double glazed window. Radiator.

Bedroom

7' 11" x 10' 6" (2.41m x 3.20m) UPVC double glazed window. Radiator.

Bathroom

5' 8" x 10' 5" (1.73m x 3.17m) Bath with shower riser and shower screen. Wash hand basin. W.C. Heated towel rail.

Outside

There is an outside allocated parking space.