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**Bayley Downham Road**  
Salters Lode, PE38 0BA

£200,000

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# Downham Road

Salters Lode, PE38 0BA

**\*\* INVESTORS ONLY - TENANT IN SITU \*\***

This semi detached property benefits from a spacious entrance hall with stairs to the first floor and a storage cupboard, living room with bi-fold doors to the garden, cloakroom and 16' kitchen/diner. On the first floor are 3 generous bedrooms with an en-suite shower room and family bathroom. On the ground floor there is underfloor air source central heating with radiators to the first floor. The property benefits from a 10 year new home warranty, UPVC double glazing, driveway parking and a generous enclosed rear garden with a patio area. Located 1.5 miles from Downham Market train station which has connections to Kings Lynn, Ely, Cambridge & London Kings Cross.



Double Glazed Entrance Door to:

Entrance Hall

20' 0" x 4' 5" (6.10m x 1.35m) Double glazed window to side. Telephone point. Stairs to first floor with cupboard under. Doors to Cloakroom, Kitchen/Dining Room & Living Room.

Cloakroom

9' 8" x 3' 1" (2.95m x 0.94m) Double glazed window to front. Fitted with a wash hand basin to vanity unit and low level W.C..

Kitchen/Dining Room

16' 1" x 9' 4" (4.90m x 2.84m) Double glazed window to front and side. Fitted with a range of wall and base units with worksurface over and incorporating sink and drainer unit. Built-in oven and hob with extractor hood over. Space for washing machine and fridge/freezer.

Living Room

17' 9" x 14' 3" max (5.41m x 4.34m) Television and telephone points. Double glazed bi-folding doors to rear.

First Floor Landing

Doors to Bedrooms & Bathroom.

Bedroom 1

14' 6" x 11' 0" (4.42m x 3.35m) Double glazed window to rear. Television point. Radiator. Door to En Suite.

En Suite Shower Room

11' 0" x 3' 0" (3.35m x 0.91m) Fitted with a shower cubicle, wash handbasin to vanity unit and low level w.c. Heated towel radiator.

Bedroom 2

11' 0" x 9' 4" (3.35m x 2.84m) Double glazed window to front. Radiator.

Bedroom 3

9' 10" x 8' 0" max (3.00m x 2.44m) Double glazed window to front. Radiator.

Bathroom

11' 0" x 6' 0" (3.35m x 1.83m) Double glazed window to side. Fitted with a panelled bath, shower cubicle, wash hand basin to vanity unit and low level 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.