



King & Partners
SALES • LETTINGS • MORTGAGES



18 Launditch Crescent
Downham Market, PE38 9RB

£170,000

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Welcome to this end terraced house, perfectly positioned to offer both comfort and convenience. Boasting two bedrooms, a well-appointed bathroom, and a bright reception room, this delightful property is an ideal home for first-time buyers, couples, or small families seeking a cosy yet practical living space. Step inside to discover a warm and inviting living room that serves as the heart of the home. Adjacent to the living room, the kitchen/diner offers a space to enjoy family meals or casual dining. The bathroom is modern and functional, equipped to meet all your daily needs. Additionally, the property includes the advantage of private parking—a significant bonus in this sought-after location



Entrance Hall

3' 2" x 2' 10" (0.97m x 0.86m) Radiator. Staircase to first floor. Laminate floor.

Living Room

13' 6" x 10' 4" (4.11m x 3.15m) UPVC double glazed window. Laminate floor. Radiator.

Kitchen/Dining Room

6' 10" x 13' 8" (2.08m x 4.17m) UPVC double glazed window to rear. Fitted with a range of wall and base units with worktop over incorporating a sink and drainer with mixer tap. Space for cooker, washing machine and fridge freezer. Under stairs storage. Door to rear garden.

Landing

5' 0" x 5' 11" (1.52m x 1.80m) Loft access. Storage cupboard.

Bedroom 1

9' 10" x 10' 5" (3.00m x 3.17m) UPVC double glazed window to front. Radiator. Fitted wardrobe.

Bedroom 2

8' 4" x 7' 4" (2.54m x 2.24m) UPVC double glazed window to rear. Radiator. Fitted wardrobes.

Bathroom

5' 4" x 5' 10" (1.63m x 1.78m) UPVC double glazed window to rear. Bath with shower mixer tap. Wash hand basin within vanity unit. W.C. Heated towel rail. Extractor fan.

Outside

Parking to the front. Enclosed rear garden with patio area. Lawn. Storage shed.

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.