



Wagtail Road, Downham Market, PE38 9FY

welcome to

Wagtail Road, Downham Market

Chain free! This stylish home, built just one year ago, combines contemporary open-plan living with a private garden and EV charging, all set within a popular new development close to Downham Market's amenities, schools and transport links.



Accommodation:
Entrance Hall

Cloakroom

Fitted with WC & wash hand basin.

Living Room

Double-glazed windows to the front & side. Storage cupboard.

Open Plan Kitchen/Diner

Double-glazed French doors to the rear leading to the rear garden.

First Floor Landing

Stairs from living room.

Bedroom One

Double-glazed window to the rear.

En Suite

Fitted with WC, wash hand basin & shower cubicle.
Double-glazed window to the rear.

Bedroom Two

Double-glazed window to the front.

Bedroom Three

Double-glazed window to the front.

Bathroom

Double-glazed window to the side.

Outside

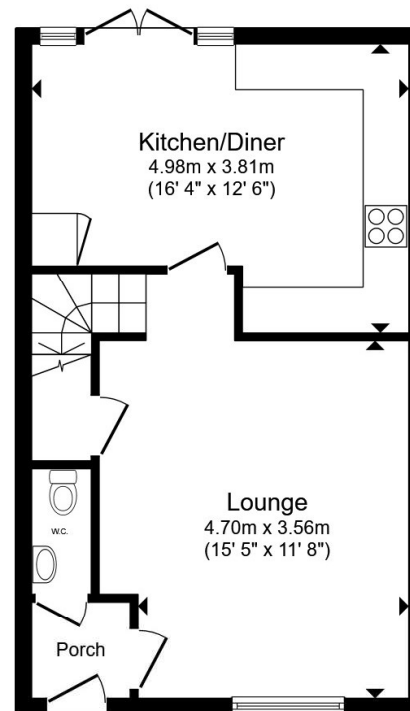
The property benefits from two parking spaces with EV charging points, as well as an enclosed garden to the rear.

Agent's Note

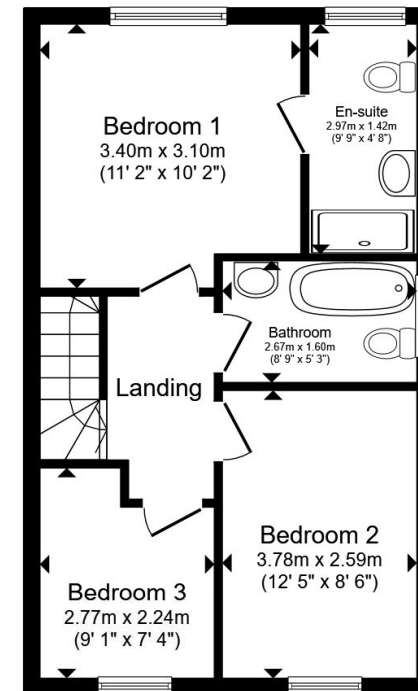
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Heating to the property is served by an Air source Heat Pump. Please contact the branch for more information if required.



Ground Floor



First Floor

Total floor area 83.3 m² (897 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Wagtail Road, Downham Market

- 3 bedroom semi-detached house
- Chain free!
- Open plan kitchen/diner
- WC, en suite + family bathroom
- EV charging

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112767 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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