



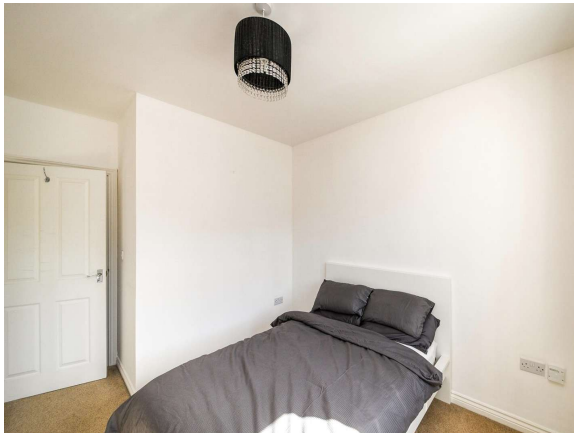
**Rushmeadow Crescent, Downham Market, PE38 9BT**



**welcome to**

**Rushmeadow Crescent, Downham Market**

Attention buy-to-let investors! Perfectly placed just a short stroll from the town centre and station, this bright and well-maintained coach house offers easy, low-maintenance living with the added bonus of a garage and parking, making it an ideal first home, investment or commuter base.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Stairs to first floor landing.

**Landing**

Stairs from the entrance hall. Airing cupboard. Loft access. Double-glazed window to the rear.

**Open Plan Lounge/ Kitchen**

17' 8" x 12' ( 5.38m x 3.66m )

**Lounge**

Double-glazed window to the rear. Two radiators. Telephone & television points.

**Kitchen**

This fitted kitchen includes both wall and base units with work surfaces over, a one and a half bowl stainless steel sink and drainer unit, a low-level electric oven & a gas hob with cooker hood over. There is also plumbing for a washing machine and space for a fridge/freezer. Tiled splashbacks. Radiator. Double-glazed window to the front.

**Bedroom One**

10' 6" x 9' 3" ( 3.20m x 2.82m )

Double-glazed window to the front. Built-in wardrobes. Radiator.

**Bedroom Two**

10' 7" x 7' 4" ( 3.23m x 2.24m )

Double-glazed windows to the front. Radiator.

**Bathroom**

Fitted with WC, wash hand basin, and a bath with mixer taps and shower over. Radiator. Extractor fan. Partly tiled. Double-glazed window to the rear.

**Outside**

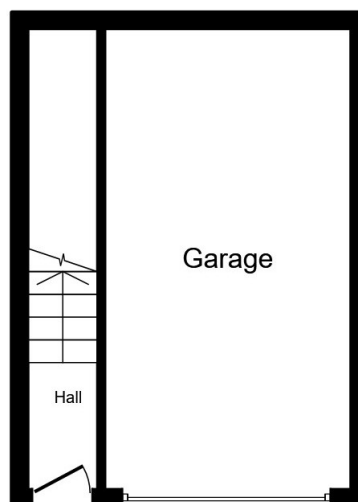
Outside, the property benefits from one allocated parking space & two garages.

**Agent's Note**

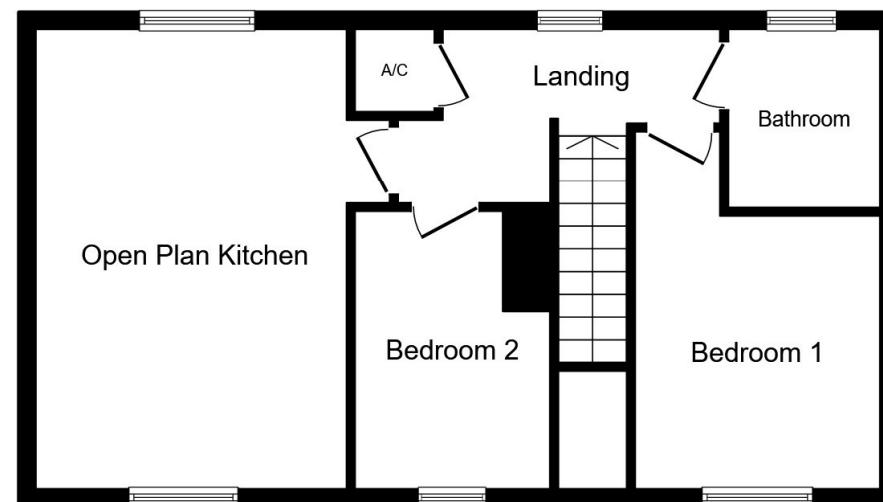
Please note there is a ground rent of £250 per annum & a service charge of £566 per annum. Please contact the branch for more information if required.

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.

Please note that the images used may not reflect the current condition of the property.



**Ground Floor**



**First Floor**

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](http://www.propertybox.io)

  
william  
h brown



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



**welcome to**

## **Rushmeadow Crescent, Downham Market**

- 2 bedroom coach house
- Chain free!
- Town centre location
- Walking distance to mainline train station
- Allocated parking space + garage

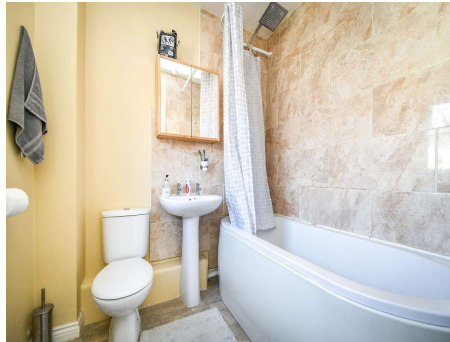
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

**check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)**



Property Ref:  
DHM113133 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01366 387638**



[DownhamMarket@williamhbrown.co.uk](mailto:DownhamMarket@williamhbrown.co.uk)



2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**