



Railway Road, Downham Market, PE38 9EB

welcome to

Railway Road, Downham Market

Combining character, comfort and an unbeatable town-centre location, this beautifully presented cottage is an ideal first home for those seeking space and convenience. Just moments from the station and town centre amenities, it offers charming interiors, versatile living space and off-road parking.



Accommodation:

Double-glazed entrance door to:

Living Room

Door to the front. Double-glazed window to the front. Radiator. Fireplace with wood burning stove. Stairs leading to the first floor landing.

Dining Room

Radiator. Double-glazed French doors to the rear.

Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, an electric oven & an electric hob with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine & dishwasher. Loft access. Double-glazed window to the rear. Door leading to studio space.

Study/Bedroom Three

Double-glazed window to the front. Radiator. Airing cupboard.

First Floor Landing

Stairs from the living room. Loft access.

Bedroom One

Double-glazed window to the front. Radiator. Built-in storage cupboard.

Bedroom Two

Double-glazed window to the rear. Radiator.

Shower Room

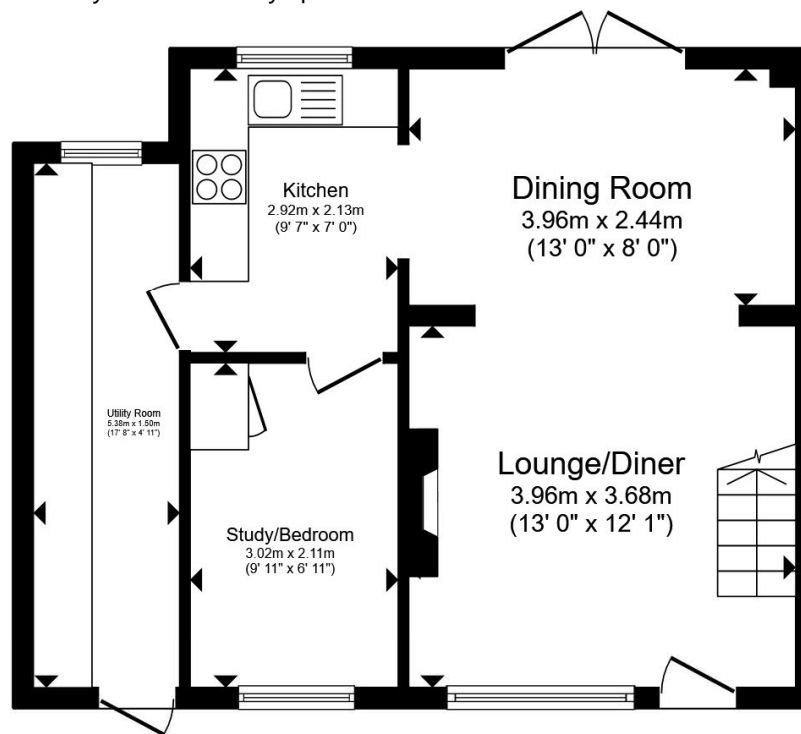
Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Double-glazed window to the rear.

Outside

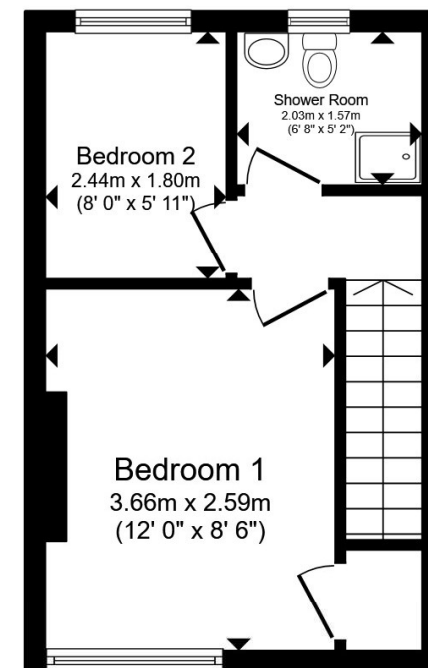
The property enjoys an attractive and low-maintenance exterior, with a gravelled driveway providing off-road parking for two vehicles. The front garden is predominantly shingled, enclosed by timber fencing and complemented by a brickweave pathway leading to the entrance. A small, paved courtyard to the rear offers additional outdoor space, together with an outside tap. Adjoining the property is a highly versatile outbuilding, currently arranged as a studio, but equally well suited as a workshop, hobby room or utility space.

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.



Ground Floor



First Floor

Total floor area 72.5 m² (780 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



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Railway Road, Downham Market

- Three bedroom cottage
- Town centre location close to station
- Open plan lounge/diner
- Ground floor bedroom/study
- Off-road parking for two cars

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM113151 - 0002

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