



**Railway Road, Downham Market, PE38 9DX**

**welcome to**

**Railway Road, Downham Market**

A brand new 2 bedroom end-terraced home in central Downham Market, offering a contemporary finish, solar panels, EV charging point, enclosed rear garden & off-road parking — just a short walk from the town centre & train station!



### Accommodation:

Double-glazed entrance door to:

### Lounge

15' 5" x 8' 5" ( 4.70m x 2.57m )

Door to the front. Double-glazed sliding sash window to the front. Two radiators. Stairs leading to the first floor landing with under-stairs storage cupboard.

### Kitchen

10' 6" x 7' 7" ( 3.20m x 2.31m )

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a built-in electric oven & an electric hob with integrated cooker hood over. There is also an integrated fridge/freezer & integrated dishwasher. Double-glazed sliding sash window to the rear. Double-glazed door to the rear leading to the rear garden.

### Cloakroom

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

### First Floor Landing

Stairs from the lounge. Radiator.

### Bedroom One

9' 5" x 8' 6" ( 2.87m x 2.59m )

Double-glazed sliding sash window to the front. Radiator.

### Bedroom Two

7' 2" x 11' 7" ( 2.18m x 3.53m )

Two double-glazed sliding sash windows to the rear. Radiator.

### Bathroom

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

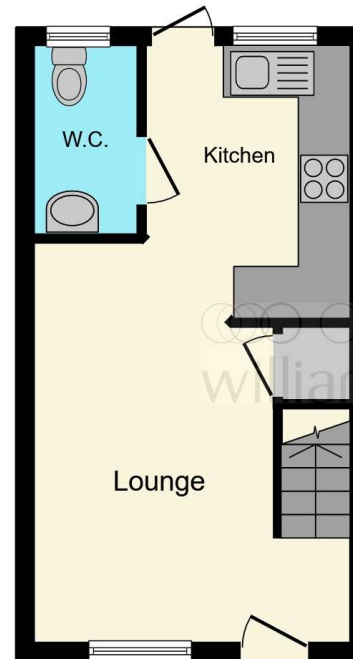
### Outside

To the rear of the property, the garden is fully enclosed & will be turfed.

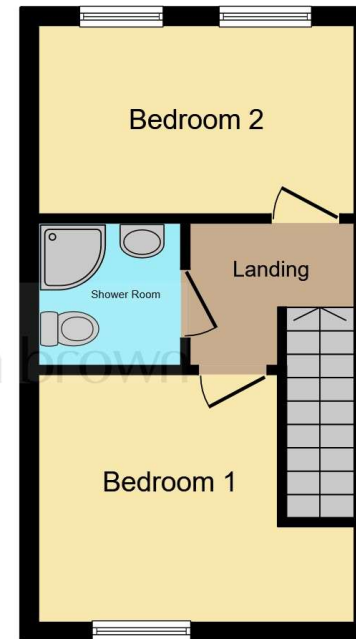
### Agent's Note

The property benefits from solar panels & an EV charging point, with allocated parking behind the property.

Please note that the floorplan & images used as an example only and are from an alternative plot available (51c).



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.focalagent.com](http://www.focalagent.com)



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## Railway Road, Downham Market

- Two bedroom new build home
- Fitted kitchen with integrated appliances
- Solar panels
- EV charging point
- Allocated parking

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: D

**£183,000**



Please note the marker reflects the  
postcode not the actual property

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