

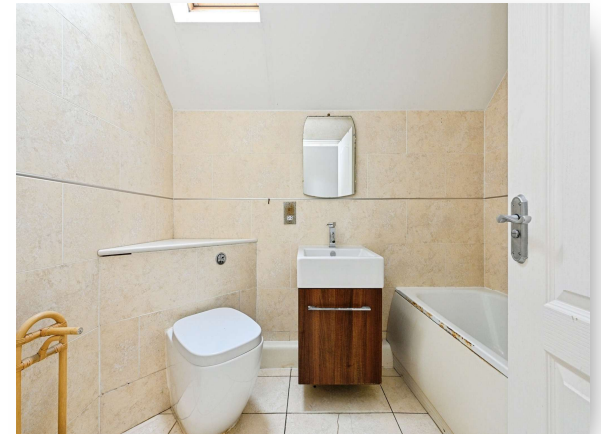


**Reynard Row, Downham Market, PE38 9WD**

**welcome to**

**Reynard Row, Downham Market**

Attention first time buyers & investors! A one bedroom coach house located on the popular Stowfields estate within walking distance of Downham Market town centre & mainline train station. Offering low-maintenance internal accommodation & allocated off-road parking.



### Accommodation:

Double-glazed entrance door to:

### Entrance Lobby

Skylight window. Stairs to first-floor landing.

### Living Room

uPVC double-glazed French doors leading to Juliet balcony. Radiator. Telephone and television points. Room thermostat. Alarm controls. Coved ceiling. Door leading to the inner hall & opening to kitchen area.

### Kitchen Area

uPVC double-glazed window to the front & one skylight window. Fitted with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer unit with mixer tap, built-in stainless steel oven and hob with cooker hood over. Integrated washing machine/tumble dryer & fridge/freezer. Tiled flooring.

### Inner Hallway

Access to loft space. Radiator. Doors leading to bedroom and bathroom.

### Bedroom

uPVC double-glazed French doors leading to the Juliet balcony. Skylight window. Television point. Radiator. Coved ceiling.

### Bathroom

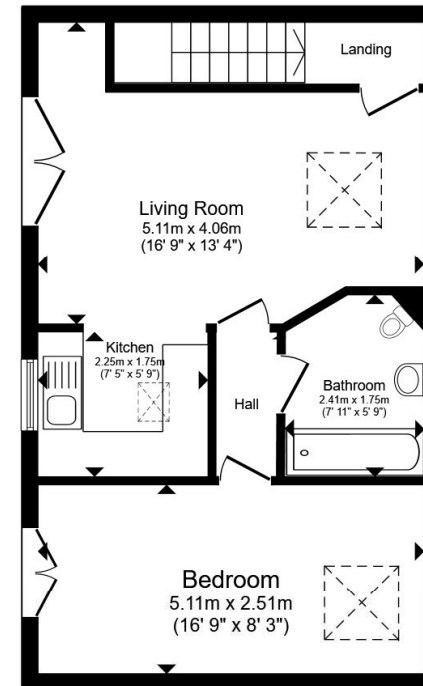
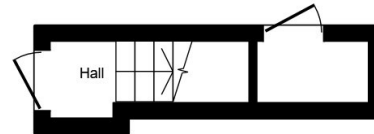
Skylight window. Fitted with a bath with glass shower screen and shower attachment, WC and wash hand basin with vanity unit. Radiator & extractor fan.

### Outside

Outside, the property benefits from allocated off-road parking.

### Agent's Note

The sellers advise that they pay £151.25 per annum as a contribution towards upkeep of the private road. There is also a peppercorn ground rent.



Ground Floor

First Floor

Total floor area 47.7 m<sup>2</sup> (514 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](http://www.propertybox.io)



welcome to

## Reynard Row, Downham Market

- 1 bedroom coach house
- Allocated parking
- Close to town centre + station
- Open plan living
- Chain free!

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 151.25

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £125,000



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Property Ref:  
DHM113014 - 0002

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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.



Please note the marker reflects the postcode not the actual property



**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)