



Elm Road, Upper Marham, PE33 9NF

welcome to

Elm Road, Upper Marham King's Lynn

>> CHAIN FREE! A well-proportioned 2 double bedroom home, situated within this sought-after residential area in the well-serviced village of Marham. Offering a large open-plan lounge/dining room, modern fitted kitchen and bathroom, generous enclosed rear garden, off-road parking and more...



Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

Lounge/Dining Room

18' 9" x 9' extending to 14' 7" (5.71m x 2.74m extending to 4.45m)

Radiator, television point, carpet flooring, two UPVC double glazed windows to the rear aspect with additional secondary glazing

Kitchen

9' 8" x 7' 5" (2.95m x 2.26m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, free standing oven with cooker hood over, plumbing for washing machine, space for under-counter appliance, wall mounted gas fired central heating boiler, wood effect flooring, UPVC double glazed window to the front aspect, part glazed UPVC door opening to:

Utility Room

7' 5" x 4' 3" (2.26m x 1.30m)

A matching range of wall and floor mounted fitted kitchen units with work surfaces over, tiled splash backs and surrounds, space for tumble dryer, wood effect flooring, part glazed external entrance door opening to the front aspect, door opening to:

Store Room

7' 7" x 4' 4" (2.31m x 1.32m)

Radiator, wood effect flooring, part glazed external entrance door opening to the rear garden.

First Floor Landing

Airing cupboard, carpet flooring, UPVC double glazed window overlooking the front aspect, doors opening to all bedrooms and the family bathroom.

Bedroom 1

12' 4" x 9' 2" extending to 11' 3" (3.76m x 2.79m

extending to 3.43m)

Built-in double and single storage wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect with additional secondary glazing.

Bedroom 2

11' 2" x 9' 2" (3.40m x 2.79m)

Built-in double storage wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect with additional secondary glazing.

Family Bathroom

Suite comprising close coupled w.c, pedestal hand wash basin and panelled bath with shower unit over, tiled splash backs and surrounds, heated towel rail, wood effect flooring, UPVC double glazed window overlooking the front aspect.

Outside

To the front of the property, there is a lawned garden with pathways leading to both front entrance doors. There is a very generous, enclosed rear garden that is laid mainly to lawn with retaining fencing.

We understand that there is an allocated parking space for off-road parking.

Agents Note

An annual estates charge is applicable for the property for the upkeep of the communal areas within this development, this is estimated at £60 per month and includes water and sewage. Further details of this and confirmation of the current charge can be obtained from your Conveyancer at the time of purchase.

Location

The popular village of Marham is well-known for its RAF connections and airfield and boasts a wide range of amenities including convenience stores and

a Costcutter, primary school, doctors and dentist surgeries and pizza and Chinese take-aways. There is also a village hall, church, bowls club and the village is on a regular bus route. A broader range of amenities are available in the bustling market town of Swaffham, including supermarkets and more independent stores, sport and leisure facilities, secondary school and a thriving Saturday Market. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

directions to this property:

Just before entering the village of Marham, take the left hand turn signposted 'RAF Marham'. Continue along, taking the first right hand turn onto Burnthouse Drove. Proceed to the crossroads and turn right onto Ladywood Road. Take the first right hand turn onto Elm Road and bear right. Continue along and the property will be found on the right hand side.



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welcome to

Elm Road, Upper Marham King's Lynn

- NO ONWARD CHAIN!
- 2 double bedroom mid-terraced house
- Large enclosed rear garden and off-road parking
- Modern fitted kitchen and family bathroom
- 18' lounge/dining room

Tenure: Freehold EPC Rating: C

offers in excess of

£175,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109966 - 0005

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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