



Beech Avenue, Upper Marham, PE33 9NE

welcome to

Beech Avenue, Upper Marham King's Lynn

>> NO ONWARD CHAIN!! A well presented 3 bedroom terraced family home, located within the sought-after village of Marham. The property benefits from an open-plan lounge/dining room, utility room, family bathroom & separate cloakroom w.c, large enclosed rear garden and allocated off-road parking!



Accommodation

Composite part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, tile flooring, UPVC double glazed window to the front aspect, doors opening to the kitchen and lounge/dining room.

'L' Shape Lounge / Dining Room

18' 7" x 16' 3" (5.66m x 4.95m)

2 x radiators, television point, carpet flooring, dual aspect UPVC double glazed windows to the front and rear.

Kitchen

15' 7" x 7' 6" (4.75m x 2.29m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with tiled splashback, integrated eye level electric oven, ceramic hob with cooker hood over, integrated dishwasher and washing machine, integrated fridge/freezer, integrated drinks fridge, tiled flooring, UPVC double glazed window to the side aspect, UPVC part glazed external entrance door opening to the rear garden.

Utility Room

Work surfaces, UPVC double glazed window to the front aspect.

First Floor Landing

Built-in storage cupboard, carpet flooring, doors opening to all bedrooms, the family bathroom and separate w.c.

Bedroom 1

12' 8" x 11' (3.86m x 3.35m)

Built-in storage wardrobe, airing cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

10' 9" x 10' (3.28m x 3.05m)

Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3

9' 1" x 7' 9" (2.77m x 2.36m)

Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising hand wash basin and panelled bath with electric shower over, tiled splash backs and surrounds, radiator, wood effect flooring, extractor fan, UPVC double glazed window overlooking the side aspect.

Separate W.C

Low level w.c, radiator, wood effect flooring, UPVC double glazed window overlooking the rear aspect.

Outside

The front of the property is approached by a concrete walkway leading to the front entrance door, either of the walkway are lawned gardens with some plants and flowers.

The fully enclosed rear is laid to lawn with a pathway the length of the garden, the garden houses a timber garden storage shed and has a retained fence boundary.

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.

Location

The popular village of Marham is well-known for its RAF connections and airfield and boasts amenities including a shop, primary school, doctor's surgery, pizza and Chinese take-aways, and a Costcutter store. There is also a 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.

Agents Notes

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.

Currently, the vendors details do not match the registered Title at Land Registry. Please ask the branch for more details.

directions to this property:

Leave Swaffham via the A47 in the direction of King's Lynn. the roundabout, take the first exit in the direction of Downham Market. After approximately 4 miles, take the right turn, signposted 'RAF Marham'. Continue along and take the left hand turn, signposted 'Marham'. Just before entering the village of Marham, take the left hand turn signposted 'RAF Marham'. Continue along, taking the first right hand turn on Burnthouse Drove. Proceed to the crossroads and turn right onto Ladywood Road. Take the first right hand turn onto Elr Road and bear to the right. Continue along and take the next left hand turn onto Beech Avenue, where the property will be found on the left hand side, identified by our 'For Sale' board.



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welcome to

Beech Avenue, Upper Marham

- NO ONWARD CHAIN!
- Well presented 3 bedroom mid-terraced house
- Large enclosed rear garden
- Allocated off-road parking
- Dual aspect open-plan lounge/dining room
- Gas fired central heating
- UPVC double glazed windows
- Well-serviced village location

Tenure: Freehold EPC Rating: D



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

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110149 - 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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