



Elm Road, Upper Marham, PE33 9NQ

welcome to

Elm Road, Upper Marham King's Lynn

>> NO ONWARD CHAIN - A stunning 2 double bedroom end-terraced home, situated within this sought-after residential area in the popular village of Marham. The property boasts a 22' lounge, newly installed kitchen/diner, contemporary shower room, a generous enclosed rear garden and off-road parking!



Accommodation:

Part glazed composite external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, carpet flooring, UPVC double glazed window to the front aspect, door opening to the kitchen/diner, further door opening to:

Lounge

17' 9" x 9' 10" (5.41m x 3.00m)

Two radiators, television and telephone points, wooden flooring, UPVC double glazed windows with additional secondary glazing to the front and rear aspect, internal door opening to:

Kitchen / Dining Room

15' 3" x 10' 6" (4.65m x 3.20m)

Recently installed kitchen with a range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with swan-neck mixer tap, tiled splash backs and surrounds, space for electric cooker with concealed cooker hood over, plumbing for washing machine, space for a free-standing fridge/freezer, wall mounted gas fired central heating boiler, under stairs storage cupboard, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the garden.

First Floor Landing

Carpet flooring, UPVC double glazed window overlooking the rear aspect, doors opening to both bedrooms and the shower room.

Bedroom 1

15' 2" x 9' 11" (4.62m x 3.02m)

Built-in storage cupboards, two wall mounted radiators, carpet flooring, UPVC double glazed windows with additional secondary glazing overlooking the front and rear aspect.

Bedroom 2

10' 7" x 9' 4" (3.23m x 2.84m)

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

Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, walk in double shower with new thermostatic shower over, part tiled walls, fitted bathroom mirror, wall mounted heated towel rail, wood effect flooring, UPVC double glazed obscure glass window overlooking the rear aspect.

Outside

To the front of the property, there is a well-manicure garden which is part lawn and part hard-landscaped, a pathway leading to the main entrance door. A side pathway leads to the timber access gate, opening into the rear large garden.

The generous rear garden, which is a particular feature of this property, is mainly laid to lawn with an attractive hard-landscaped seating area and borders to the bottom of the garden, a useful timber garden storage shed with four power and lighting is also located to the rear with an enclosed 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 Naffi convenience 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.

Agent Note

We understand from the vendor that there is an annual service and maintenance charge of approximately £640 for the upkeep of the communal areas within this development and the water and sewage. Further details of this and current price can be obtained from the vendors solicitor at the time of purchase.

directions to this property:

Just before entering the village of Marham take a left turn signposted RAF Marham, continue along Burnthouse Drove ; the way to the end and follow the road around to the right, take the first right hand turning into Elm Road, then turn left into the first parking area that you get to, the property is located here, identified by our William H Brown for sale board



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welcome to

Elm Road, Upper Marham King's Lynn

- Beautiful 2 double bedroom end-terraced house
- Recently installed fitted kitchen/diner and 22' lounge
- Recently installed shower room
- Generous garden space, fully enclosed with a 'sun-trap' seating area
- Allocated off-road parking spaces

Tenure: Freehold EPC Rating: C



£190,000

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:
SFM110377 - 0007

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