



Burnthouse Crescent, Upper Marham, PE33 9LB

welcome to

Burnthouse Crescent, Upper Marham

>> NO ONWARD CHAIN!! A 3 bedroom end-terraced family home presented in good order throughout, situated within the popular village of Marham. This lovely home benefits from a fitted kitchen, 18' lounge/dining room, large enclosed rear garden and off-road parking!



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Hall

Staircase rising to first floor, carpet flooring, radiator, internal doors opening to all rooms.

Lounge/Dining Area**Lounge**

18' 7" x 9' Max (5.66m x 2.74m Max)

Carpet flooring, feature electric fireplace, thermostat, radiator, television point, UPVC double glazed windows to front & rear aspect, internal door opening to hallway.

Dining Area

7' 5" x 7' 5" (2.26m x 2.26m)

Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Kitchen

11' 3" x 7' 5" (3.43m x 2.26m)

A range of floor and wall mounted fitted units with work surfaces over, stainless steel sink and drainer, space for washing machine, space for fridge/freezer, extractor fan, UPVC double glazed window to side aspect, door opening to rear porch area.

First Floor Landing

Carpet flooring, internal doors opening to all rooms, storage cupboard housing the combi boiler.

Bedroom 1

12' 8" x 10' 11" (3.86m x 3.33m)

Carpet flooring, radiator, built-in storage cupboard, UPVC double glazed window to front aspect.

Bedroom 2

10' 11" x 10' 10" (3.33m x 3.30m)

Carpet flooring, radiator, built-in storage cupboard, UPVC double glazed window to front aspect.

Bedroom 3

10' 11" x 7' 7" (3.33m x 2.31m)

Carpet flooring, radiator, UPVC double glazed

window to the rear aspect.

Family Bathroom

Suite comprising hand wash basin, panelled bath with hand held shower attachment over, vinyl flooring, part tiles walls, radiator, UPVC double glazed obscure glass window to side aspect.

Cloakroom W.C

Low level w.c, vinyl flooring, radiator, UPVC double glazed obscure glass window to rear aspect.

Outside

The front of the property is laid mainly to lawn with a concrete pathway leading to the front entrance door. An additional path leads to a timber access gate opening to the rear garden.

The generous rear garden is laid mainly to lawn with established shrub and bush borders. a woodchip area to the rear offers an opportunity for a seating area.

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.

Council Tax Band

The current Council Tax band for this property is listed as 'DELETED'. We have shown the previous Council Tax band for information only which is band A.

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.

directions to this property:

From the William H Brown Swaffham office, take Lynn Road (A47) out of town and join the A47 in the direction of King's Lynn. Follow this road to the round-a-bout and take the first exit in the direction of Downham Market. After approximately four miles take the right turn, signposted 'Narborough' and 'RAF Marham'. Take the next 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 onto Burnthouse Drove. Follow the road round and the property is located on the left hand side, identified by our William H Brown "For Sale" board.



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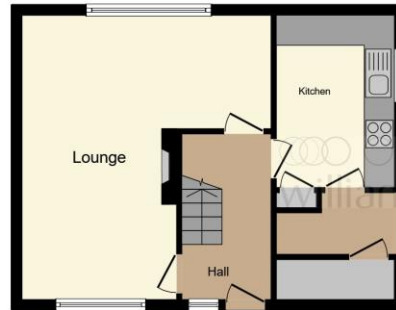
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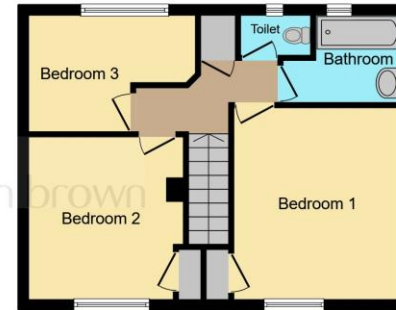
- 3 bedroom end-terraced house
- Offering scope to personalise
- 18' lounge/dining room
- Gas fired central heating & UPVC double glazed windows
- Generous plot with large rear garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: Deleted



Ground Floor



First Floor

£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:
SFM110428 - 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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