



Bell Close, Marham, PE33 9JY

welcome to

Bell Close, Marham King's Lynn

>> NO ONWARD CHAIN! A very well presented 3 bedroom mid-terraced home, located in a delightful position in the popular village of Marham. Boasting contemporary living with an open-plan kitchen/dining room with French doors to the rear garden, ground floor w.c, off-road parking and more!



Accommodation:

Part glazed composite external entrance door opening to:

Porch

Radiator, door opening to the lounge, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin with storage under, wall mounted heated towel rail, tiled flooring, extractor fan.

Lounge

16' 2" max x 14' 7" max (4.93m max x 4.45m max)
Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, television point, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

Kitchen/Dining Room

17' 6" x 10' (5.33m x 3.05m)
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, built-in double oven and fitted hob with extractor hood over, space for fridge-freezer, plumbing for washing machine, concealed oil fired central heating boiler (serving domestic hot water and heating systems), radiator, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect, UPVC double glazed French style doors opening to the rear garden.

First Floor Landing

Built-in linen cupboard, loft access, carpet flooring, doors opening to all bedrooms and the family bathroom.

Bedroom 1

13' 9" x 9' 3" (4.19m x 2.82m)
Two built-in double storage wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 2

10' 3" x 9' 10" (3.12m x 3.00m)
Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

9' 5" max narrowing to 8' 11" max x 7' 10" (2.87m max narrowing to 2.72m max x 2.39m)
Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under and panelled bath with shower screen and shower over, part tiled walls, heated towel rail, tiled flooring, extractor fan, UPVC double glazed window overlooking the rear aspect.

Outside

To the front of the property, there is a shingle garden with a pathway leading to the main entrance door and exterior lighting.

The fully enclosed rear garden is laid mainly to lawn with a paved patio seating area, slate shingle borders and an oil tank. Gated access to the rear of the garden leads to the two allocated parking spaces at the rear.

Location

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

Council Tax Band

This property is Council Tax band B.

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

Agents Note

We understand from the vendors that there is a monthly charge of approximately £30.00 for the upkeep of the water treatment plant serving this development. This is under yearly review. Further details of this can be obtained from the vendors solicitor at the time of purchase.

directions to this property:

Leave Swaffham via the A47 in the direction of King's Lynn. At the roundabout, take the first exit onto the A1122 towards Downham Market. After approximately four miles, take the right turn, signposted 'Narborough' and 'RAF Marham'. Continue along, taking the left hand turn, signposted 'Marham'. Follow the road almost all the way through the village of Marham, then left into church lane and take the first road on the left, follow the road to the bottom and the property is in front of you.



view this property online williamhbrown.co.uk/Property/SFM109382



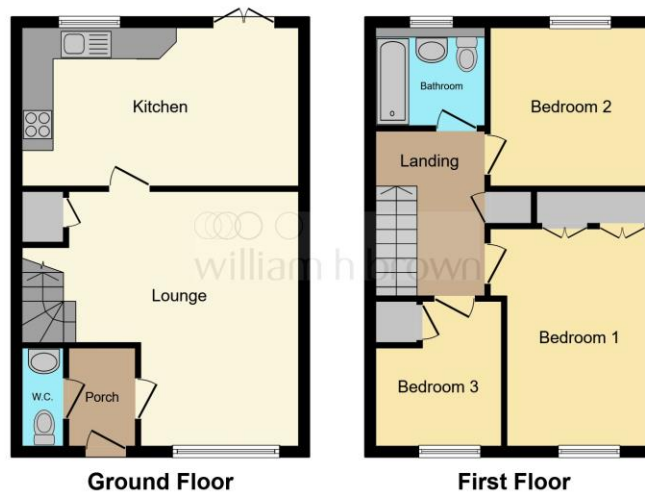
welcome to

Bell Close, Marham King's Lynn

- NO ONWARD CHAIN!
- Well presented 3 bedroom mid-terraced house
- Enclosed rear garden
- Two allocated off-road parking spaces
- Oil fired central heating and UPVC double glazed Sash style windows

Tenure: Freehold EPC Rating: C

Council Tax Band: B



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

view this property online williamhbrown.co.uk/Property/SFM109382



Property Ref:
SFM109382 - 0003

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.

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.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk