



**The Street, Marham, King's Lynn, PE33 9JQ**

**welcome to**

**The Street, Marham, King's Lynn**

This charming & beautifully presented 3-bedroom mid-terraced house in Marham features exposed brick fireplaces, spacious living areas & a stunning, mature rear garden. A perfect blend of character & comfort - ideal for young families or first-time buyers!



### Accommodation:

Feature, single-glazed entrance door to:

### Lounge

17' 7" x 13' 1" ( 5.36m x 3.99m )

Feature, single-glazed window to the front. Two radiators. Telephone and television points. Open fireplace.

### Dining Room

10' 1" x 12' 5" ( 3.07m x 3.78m )

Double-glazed window to the rear. Open fireplace with exposed brick surround.

### Kitchen

8' 1" x 7' 9" extending to 10' 9" ( 2.46m x 2.36m extending to 10' 9" )

This fitted kitchen includes both wall and base units with work surfaces over, a one and a half bowl stainless steel sink and drainer unit, and space for a freestanding electric cooker. There is also plumbing for a washing machine and slimline dishwasher. Tiled flooring & tiled splashbacks. Double-glazed door & double-glazed window to the side.

### Bathroom

Fitted with WC, wash hand basin, and walk-in shower cubicle. Fully tiled. Double-glazed window to the rear.

### First Floor Landing

Stairs from the dining room.

### Bedroom One

12' 6" x 11' ( 3.81m x 3.35m )

Double-glazed window to the rear. Radiator.

### Bedroom Two

13' 1" x 9' ( 3.99m x 2.74m )

Feature, single-glazed window to the front. Radiator.

### Bedroom Three

9' 8" x 8' 2" ( 2.95m x 2.49m )

Feature, single-glazed window to the front. Radiator.

### Outside

To the front of the property there are low iron railing with a gate giving access to the front garden. To the rear, the generous garden is mainly laid to lawn, with a patio area to the front, and various shrubs & hedges throughout.

### Agent's Note

Please note that the property benefits from a private right of way to the end of the garden, allowing you access to take bins out etc.

Waste from the property is served by a soakaway of private supply & heating to the property is served by oil central heating. Please contact the branch for more details if required.



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](http://www.focalagent.com)



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## The Street, Marham, King's Lynn

- 3 bed terraced home in the popular village of Marham
- Full of character with exposed brick fireplaces
- Comfortable lounge & dining room
- Ground floor shower room
- Feature windows adding kerb appeal

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM111716 - 0006

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william h brown



**01366 387638**



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE



**williamhbrown.co.uk**