



Lime Close, Marham, PE33 9HN

welcome to

Lime Close, Marham

A well presented 2 bedroom detached bungalow, set on a well maintained and established plot in the sought-after village of Marham. Offering a bay-fronted lounge/dining room, multi fuel burner, electric convactor heaters and UPVC double glazed windows, there is driveway parking and a single garage!



Accommodation

Part glazed external entrance door opening to:

Entrance Hall

Radiator, carpet flooring, walk in storage area, door opening to the lounge.

Lounge

Contemporary multi-fuel burner with tiled hearth, radiator, television point, carpet flooring, UPVC double glazed window to the front aspect, internal doors opening to the kitchen and inner hall.

Kitchen

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, integral oven with induction hob and extractor hood over, integrated washing machine and fridge-freezer, space and plumbing for a dishwasher, built-in pantry cupboard, UPVC double glazed window to front and UPVC part glazed external entrance door to side,

Bedroom 1

Built-in storage wardrobes, wall mounted electric heater, wood flooring, UPVC double glazed french doors opening to the rear garden.

Bedroom 2

Wall mounted electric heater, carpet flooring, over bed storage, UPVC double glazed window to the rear aspect.

Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under and walk in sliding door shower cubicle with power shower over, waterproof wall panels, radiator, UPVC double glazed obscure glass window to the side aspect.

Outside

To the front the garden is screened by a nurture hedge with lawn . A side driveway leads to the single garage with up and over door . A timber personal

gate and pathway leads into the rear garden which is a particular feature. The rear garden boasts many stocked mature borders with raised decking area and further hard landscaped areas which helps to maintain the low maintenance feel.

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 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

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

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Lime Close, Marham

- 2 Bedroom detached bungalow
- Presented in excellent condition throughout
- Modern kitchen with built-in appliances
- Fully enclosed rear garden offering a good degree of privacy
- UPVC double glazed windows, electric heating and multi fuel burner

Tenure: Freehold EPC Rating: E
Council Tax Band: B

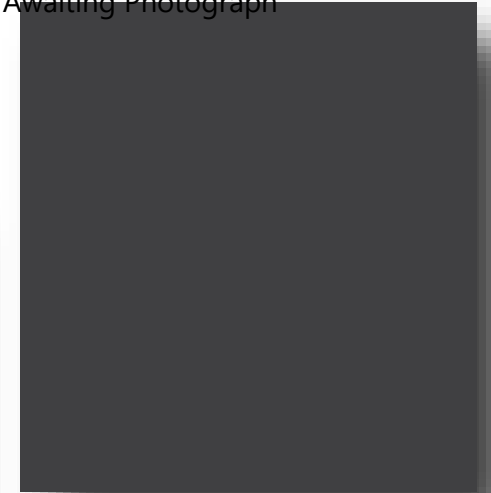
directions to this property:

From the William H Brown Swaffham office, take Lynn Road 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'. Follow the road almost all the way through the village of Marham, until you see the church. Turn left onto Mill Lane just before the church, bear right onto School Lane and then take the left hand turn onto Church View and follow the road round to the right onto Lime Close, the property will be found on the right hand side, identified by our William H Brown "For Sale" board.

£200,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SFM111252 - 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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