

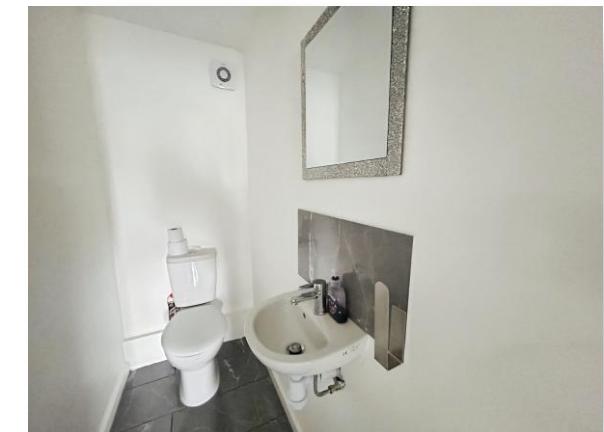


Elm Road, Upper Marham, PE33 9NQ

welcome to

Elm Road, Upper Marham

>> COMPLETED ONWARD CHAIN!! A well-proportioned home, 3 bedroom semi detached home, located within the sought-after village of Marham. Boasting a large lounge, modern fitted kitchen/dining room, family bathroom, ground floor w.c, together with a larger than normal rear garden and off-road parking!!



Accommodation

Composite part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, built in under stairs storage cupboard, carpet flooring, UPVC double glazed window to the front aspect, door opening to the kitchen, further door opening to:

Ground Floor Cloakroom W.C

Recently installed suite comprising low level w.c, hand wash basin, tiled flooring, extractor fan, UPVC double glazed window to front aspect.

Lounge

18' 8" x 16' 5" max narrowing to 9' 9" (5.69m x 5.00m max narrowing to 2.97m)
Vertical radiator, carpet flooring, television point, UPVC double glazed windows to the front aspect, and UPVC French doors opening to the garden with fitted floor mat.

Kitchen / Dining Room

15' 8" x 7' 5" (4.78m x 2.26m)
A modern range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with swan-neck mixer tap over, space for free-standing electric cooker with concealed cooker hood over, space for a freestanding fridge-freezer, space and pluming for a washing machine, radiator, tiled flooring, space for a dining table, UPVC double glazed window to the rear and side aspect, external entrance door opening to the garden.

First Floor Landing

Airing cupboard, UPVC double glazed windows overlooking the rear aspect, doors opening to all bedrooms, the family bathroom and cloakroom w.c.

Bedroom 1

12' 7" x 10' 10" (3.84m x 3.30m)
Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the front

aspect.

Bedroom 2

10' 10" x 9' 10" (3.30m x 3.00m)

Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3

9' 2" x 7' 7" (2.79m x 2.31m)

Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising hand wash basin, panelled bath with mains connected shower over and tiled walls behind, radiator, UPVC double glazed windows overlooking the side aspects.

Separate Cloakroom W.C

Suite comprising low level w.c, tiled flooring, UPVC double glazed window overlooking the rear aspect.

Outside

The attractive frontage is laid to lawn with a walkway leading to the front entrance door, decorative hedging lines the walkway, the home further benefits from two allocated parking spaces located directly outside the property

The generous rear garden is divided into three useful sections with a lawned area to the bottom of the garden with a lovely timber built summer house, a hard landscaped seating area and attractive plant beds. The second section offers a large wood-chipped play area is ideal for young children. The final section benefits from a beautiful sand stone patio seating area which has been installed but the current owners to allow the occupants to enjoy the garden area and is perfect for entertaining friends and family in the summer months

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

This property is Council Tax band A.

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

Agents Note

We understand from the vendor that there is a service and maintenance charge for the upkeep of the communal areas within this development, the water supply and drainage. Further details of this can be obtained from the vendors solicitor at the time of purchase.



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welcome to

Elm Road, Upper Marham

- Stunning 3 bedroom semi-detached house
- Presented in excellent condition throughout
- Recently installed ground floor cloakroom w.c
- Recently installed fully fitted modern kitchen / dining room & Large lounge
- Large, triple section, rear garden with sandstone patio seating area and timber summer house

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

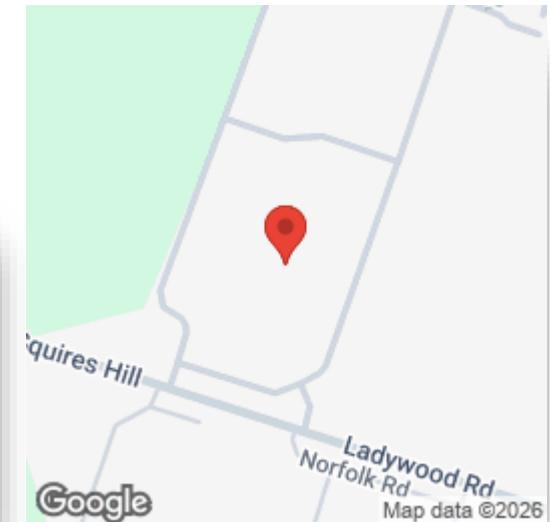
£220,000



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directions to this property:

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. Proceed to the crossroads and turn right onto Ladywood Road. Take the first right hand turn onto Elm Road and continue along, the property is located within the first cul-de-sac on the left hand side, identified by our 'For Sale' board.



Please note the marker reflects the postcode not the actual property



Property Ref:
SFM110936 - 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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