



**Elm Road, Upper Marham, King's Lynn, PE33 9NF**



**welcome to**

**Elm Road, Upper Marham, King's Lynn**

A beautifully presented 3 bed end-terraced home in the popular RAF village of Upper Marham. Offering spacious, well-maintained accommodation, a generous enclosed garden & two allocated parking spaces, this home is ideal for any young family, first time or investor!



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Radiator. Storage cupboard.

**W.C/Utility**

Fitted with WC & wash hand basin. Base units. Space & plumbing for a washing machine. Electric radiator.

**Inner Hallway**

Stairs leading to the first floor landing.

**Kitchen**

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, and space for a freestanding cooker with integrated cooker hood over. There is also space for an under-counter fridge & under-counter freezer, as well as space & plumbing for a dishwasher. Double-glazed window to the front. Double-glazed door to the side.

**Lounge / Diner**

Double-glazed window to the rear. Two radiators. Double-glazed French doors to the rear.

**First Floor Landing**

Stairs from the entrance hall. Two double-glazed windows to the front. Storage cupboard.

**Bedroom One**

Double-glazed window to the rear. Radiator. Built-in cupboard/wardrobe.

**Bedroom Two**

Double-glazed window to the rear. Radiator. Storage cupboard. Loft access.

**Bedroom Three**

Double-glazed window to the front. Radiator. Storage cupboard.

**Bathroom**

Fitted with WC, wash hand basin & bath with shower over. Radiator. Double-glazed windows to the front & side.

**Outside**

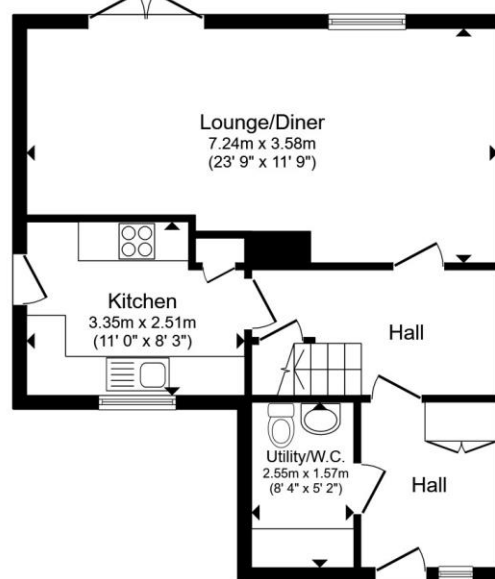
To the front of the property, the front garden is laid to lawn, alongside a slate border & garden path leading to the entrance door. To the rear, the generous garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & garden shed. A garden gate gives side access from the property. Further to this, you will find two allocated parking spaces.

**Agent's Note**

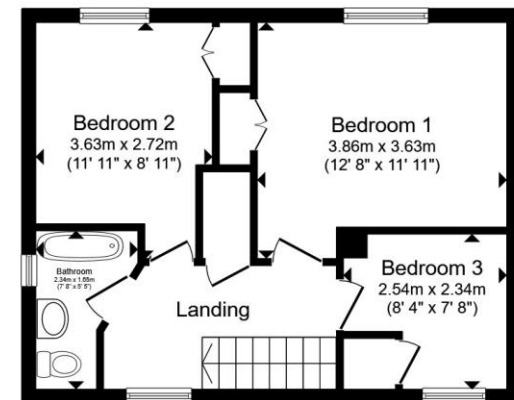
Heating to the property is served by oil central heating. Please contact the branch for more information if required.

The sellers advise that they pay £60 per month as a contribution towards upkeep/maintenance of the area.

Please note there is asbestos present in the roof of the garden shed.



**Ground Floor**



**First Floor**

Total floor area 91.7 m<sup>2</sup> (987 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
william  
h brown



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



**welcome to**

## **Elm Road, Upper Marham, King's Lynn**

- 3 bedroom end-terraced house
- Well-presented throughout
- Two allocated parking spaces
- Generous garden
- Utility + WC

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £230,000



Please note the marker reflects the postcode not the actual property

**check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)**



Property Ref:  
DHM112758 - 0006

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.



**01366 387638**



[DownhamMarket@williamhbrown.co.uk](mailto:DownhamMarket@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**