



**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

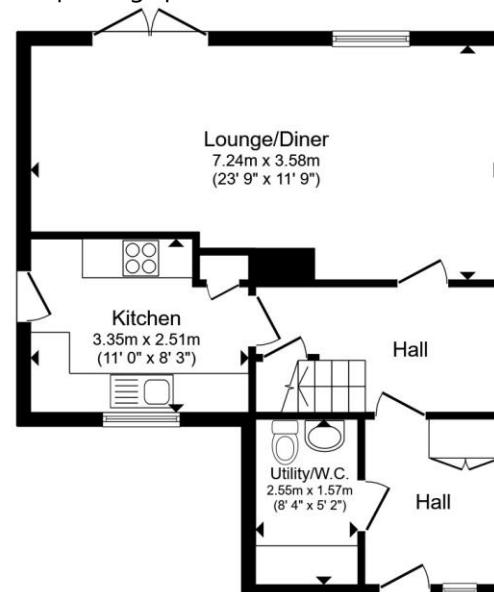
Double-glazed window to the front. Radiator. Storage cupboard.

## 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.



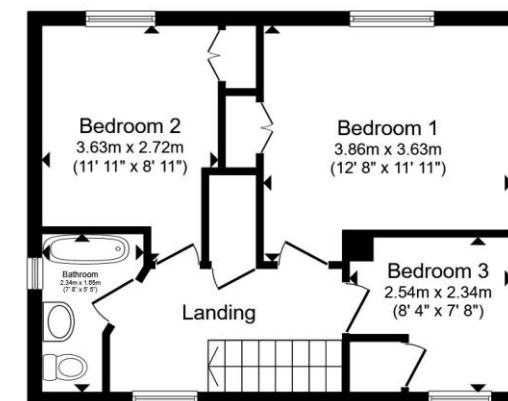
Ground Floor

## 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.



First Floor



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



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