





Beech Avenue, Upper Marham, PE33 9NE

william h brown

welcome to

Beech Avenue, Upper Marham

>> NO ONWARD CHAIN!! A well presented 3 bedroom end terraced family home, located within the sought-after village of Marham. The property benefits from a large lounge/dining room, kitchen, family bathroom, fitted wardrobes to all bedrooms, large enclosed rear garden and allocated off-road parking!













Auctioneer's Comments
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Accommodation
Part glazed external entrance door opening to:

Entrance Hall
Staircase rising to the first floor landing, radiator, carpet flooring, UPVC double glazed window to the front aspect, doors opening to the kitchen and lounge/dining room.

Lounge / Dining Room
Carpet flooring, two radiators, television point, two UPVC double glazed windows to the rear.

Kitchen
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with tiled splash back, space for an electric cooker with cooker hood over, space and plumbing for a washing machine, space for a tumble dryer, space for fridge/freezer, further storage cupboard, UPVC double glazed window to the front aspect, part glazed external entrance door opening to the side.

First Floor Landing
Built-in storage cupboard, carpet flooring, UPVC double glazed window to the front aspect, doors opening to all bedrooms, the family bathroom.

Bedroom 1
Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 2
Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3
Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Family Bathroom
Suite comprising low level w.c, pedestal hand wash basin, tiled splash backs, panelled bath with electric shower over, radiator, extractor fan, UPVC double glazed windows overlooking the front and side aspect.

Outside
The front of the property is approached by a concrete walkway leading to the front entrance door, either side of the walkway are lawned gardens with some plants and flowers.

The fully enclosed rear is laid to lawn with a pathway the length of the garden, the garden houses a brick-built garden storage shed and has a retained fence boundary.

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 Costcutter 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 band will be reviewed and may be subject to change.

Agents Note
An annual estates charge is applicable for the property for the upkeep of the communal areas within this development, this is estimated at £65 per month and includes water and sewage. Further details of this and confirmation of the current charge can be obtained from your Conveyancer at the time of purchase.

Currently, the vendors details do not match the registered Title at Land Registry. Please ask the branch for more details.

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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Beech Avenue, Upper Marham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN!
- Well presented 3 bedroom end terraced house

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

directions to this property:

Leave Swaffham via the A47 in the direction of King's Lynn. At the roundabout, take the first exit in the direction of Downham Market. After approximately 4 miles, take the right turn, signposted 'RAF Marham'. Continue along and take the left hand turn, signposted 'Marham'. 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 bear to the right. Continue along and take the next left hand turn onto Beech Avenue, where the property will be found on the left hand side, identified by our 'For Sale' board.

guide price

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111204

The Property Ombudsman

Property Ref:
SFM111204 - 0007

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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