





Hillside, Marham, PE33 9JJ

william h brown

welcome to

Hillside, Marham

>>NO ONWARD CHAIN!! A 2 bedroom detached bungalow in need of refurbishment throughout. Located in a desirable, non-estate position within the sought-after village of Marham. Comprising of lounge, kitchen, utility, bathroom, UPVC double glazed windows, driveway parking and more!













Accommodation:
UPVC part double glazed external entrance door opening to:

Entrance Hall
Built-in storage cupboard, door opening to the utility, both bedrooms and the bathroom, a further door opening to:

Lounge
Two radiators, television and telephone points, UPVC double glazed window to the rear aspect.

Kitchen
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, built-in eye-level electric oven and ceramic hob with cooker hood over, plumbing for washing machine, space for under-counter appliance, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear garden.

Utility
Radiator, UPVC double glazed window to the rear

Bedroom 1
Radiator, UPVC double glazed window to the front aspect.

Bedroom 2
Radiator, UPVC double glazed window to the front aspect.

Bathroom
Suite comprising low level w.c, pedestal hand wash basin, panelled bath with tiled wall behind, heated towel rail, tiled flooring, radiator, UPVC double glazed obscure glass window to the side aspect.

Outside
The front of the property is approached via a concrete walkway leading to the front entrance door, a driveway to the side provides off-road parking and the front garden is laid to lawn.

The enclosed rear garden is laid to lawn with a brickweave patio seating area. The air source heat pump is located in the rear garden along with a garden storage shed.

Location
The popular village of Marham sits approximately halfway between the market towns of Swaffham and Downham Market and is well known for its RAF connections and airfield. The village offers a shop, primary school, doctor's surgery, pizza, Indian 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 nearby 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
Please note that all services/appliances have not and will not be tested

Agents Note
We have been advised by the seller that the property is subject to an ownership restriction. Under such a restriction a purchaser is required to have lived or worked in the District of Kings Lynn and west Norfolk for at least three years.
Further details can be obtained from the sellers' solicitors at the time of purchase.

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Hillside, Marham

- NO ONWARD CHAIN
- 2 bedroom detached bungalow
- Opportunity to modernise throughout
- Fully enclosed rear garden
- Solar PV panels & air source heating

Tenure: Freehold EPC Rating: F
Council Tax Band: A

directions to this property:

Upon entering the village of Marham from the Swaffham/Narborough direction, proceed along onto The Street and continue around the sharp bend. Take the left hand turn onto Hillside immediately after the Chinese restaurant and follow the road around to the left and into the main part of Hillside, where the property will be found on the directly in front of you, identified by our William H Brown "For Sale" board.

£152,000







Awaiting Photograph

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111306

The Property Ombudsman

Property Ref:
SFM111306 - 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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