



**Fen Road, Upper Marham, PE33 9LQ**

**welcome to**

**Fen Road, Upper Marham**

A well-presented 3 bedroom home, located within the sought-after village of Marham. Offering well-proportioned accommodation including a large lounge, kitchen, family bathroom and separate cloakroom. Further benefiting from a lovely rear garden, off-road parking and field views!!



## 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:

UPVC part glazed external entrance door opening to:

### Entrance Hall

Staircase rising to the first floor landing, tiled flooring, UPVC double glazed window to the front aspect, opening through to the kitchen, door opening to:

### Lounge

19' 10" x 11' 10" ( 6.05m x 3.61m )

Two radiator, television and telephone points, carpet flooring flooring, two UPVC double glazed window to the rear aspect with further secondary glazing.

### Kitchen

13' x 7' 5" ( 3.96m x 2.26m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, integrated electric oven and ceramic hob with concealed cooker hood over, space and plumbing for washing machine and under counter appliances, tiled flooring, under-stairs storage cupboard, further built-in storage cupboard, UPVC double glazed window to the front aspect, opening to:

### Utility Space

UPVC Part glazed entrance door opening to the front, internal door opening to:

### Side Passageway

Door opening to the rear garden

### First Floor Landing

Carpet flooring, UPVC double glazed window overlooking the front aspect, doors opening to all bedrooms, the family bathroom and cloakroom w.c.

### Bedroom 1

12' x 11' 2" ( 3.66m x 3.40m )

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

### Bedroom 2

11' 7" x 8' 11" ( 3.53m x 2.72m )

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

### Bedroom 3

8' 11" x 8' 6" ( 2.72m x 2.59m )

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

### Family Bathroom

Suite comprising hand wash basin with tiled splash backs and surrounds, panelled bath with mains connected shower over, radiator, laminate flooring, extractor fan, UPVC double glazed obscure glass window overlooking the front aspect.

### Cloakroom W.C

Suite comprising low level w.c, UPVC double glazed window to the front aspect.

### Outside

To the front of the property, there is a lawned garden area with a pathway leading to the main entrance door. We understand this property benefits from allocated off-road parking.

The rear garden is mainly laid to lawn with a paved patio seating area, hedging to one side and decking to the rear.

Also benefitting from wonderful, far-reaching field views to the front aspect, which can only be fully appreciated by viewing the property.

### Location

The popular village of Marham is well-known for its RAF connections and airfield and boasts many amenities including a shop, Costcutter store, primary school, doctor's surgery and pizza and Chinese take-aways. 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.

### Agents Note

We understand from the vendor that there is a service and maintenance charge of approximately £109.00 per month for the upkeep of the communal areas within this development, also covering the water & drainage. Further details of this and the current price can be obtained from the vendors solicitor at the time of purchase.

### 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.



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welcome to

## Fen Road, Upper Marham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Lovely 3 bedroom terraced family home
- Presented in good order throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£155,000**



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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.



Property Ref:  
SFM110812 - 0005

### directions to this property:

From the William H Brown office, leave Swaffham via the A47 in the direction of King's Lynn. At the round-a-bout, take the first exit onto the A1122 in the direction of Downham Market. After approximately four miles, take the right turn, signposted 'Narborough' and 'RAF Marham'. Continue, taking the next left hand turn, signposted 'Marham'. Just before entering the village of Marham, take the left hand turn signposted 'RAF Marham'. Proceed along, taking the first right hand turn onto Burnthouse Drove. Take the right hand turn onto Windmill Road and at the end of the road, turn right onto Fen Road. The property will be found on the right hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

 william h brown



**01760 721655**



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



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