



Lime Close, Marham, PE33 9HN

welcome to

Lime Close, Marham

>> CHAIN FREE! A lovely 2 double bedroom home, situated within this sought-after residential area in the well-served village of Marham. Offering a large open-plan lounge/dining room, fitted kitchen and bathroom, generous rear garden with far reaching field views, off-road parking & more.



Accommodation:

Part glazed external entrance door opening to:

Lounge/Dining Room

Radiator, stairs rising to the first floor, television point, carpet flooring, UPVC double glazed windows to the front and side aspect.

Kitchen

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, space and plumbing for washing machine, space for under-counter appliance, wall mounted gas fired central heating boiler, wood effect flooring, UPVC double glazed window to the rear aspect, part glazed UPVC door opening to the rear garden.

First Floor Landing

Carpet flooring, doors opening to all bedrooms and the family bathroom.

Bedroom 1

Radiator, carpet flooring, two UPVC double glazed windows overlooking the rear aspect.

Bedroom 2

Built-in double storage wardrobe, radiator, carpet flooring, two UPVC double glazed windows overlooking the front aspect.

Family Bathroom

Suite comprising close coupled w.c, vanity hand wash basin with storage under and panelled bath with shower unit over, tiled splash backs and surrounds, radiator, vinyl flooring, UPVC double glazed obscure glass window overlooking the side aspect.

Outside

To the front of the property, there is a lawned garden with pathways and steps leading to the front entrance door, a driveway provides off-road parking.

The rear garden is laid mainly to lawn with a paved patio seating area, the rear of the garden is open to allow the occupants far reaching field views.

Location

The popular village of Marham is well-known for its RAF connections and airfield and boasts a wide range of amenities including convenience stores and a Costcutter, primary school, doctors and dentist surgeries and pizza and Chinese take-aways. There is also a village hall, 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 B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

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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welcome to

Lime Close, Marham

- NO ONWARD CHAIN!
- 2 double bedroom semi-detached house
- Presented in very good order throughout
- Fitted kitchen and family bathroom
- Good size rear garden with far reaching field views
- UPVC double glazed windows and gas fired central heating

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

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111310 - 0003

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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