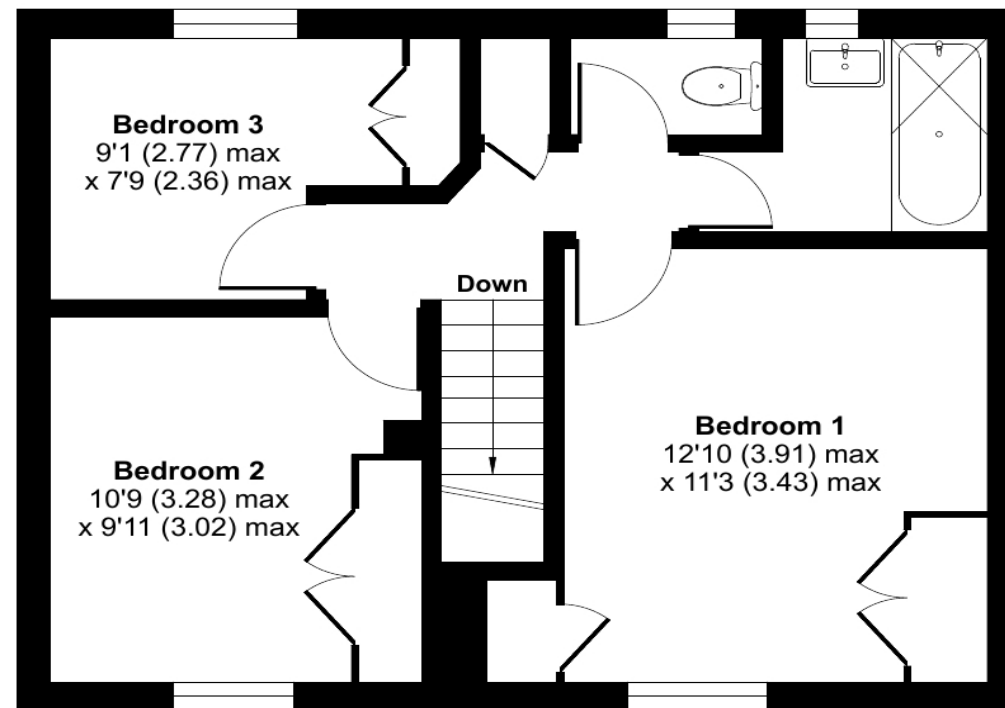




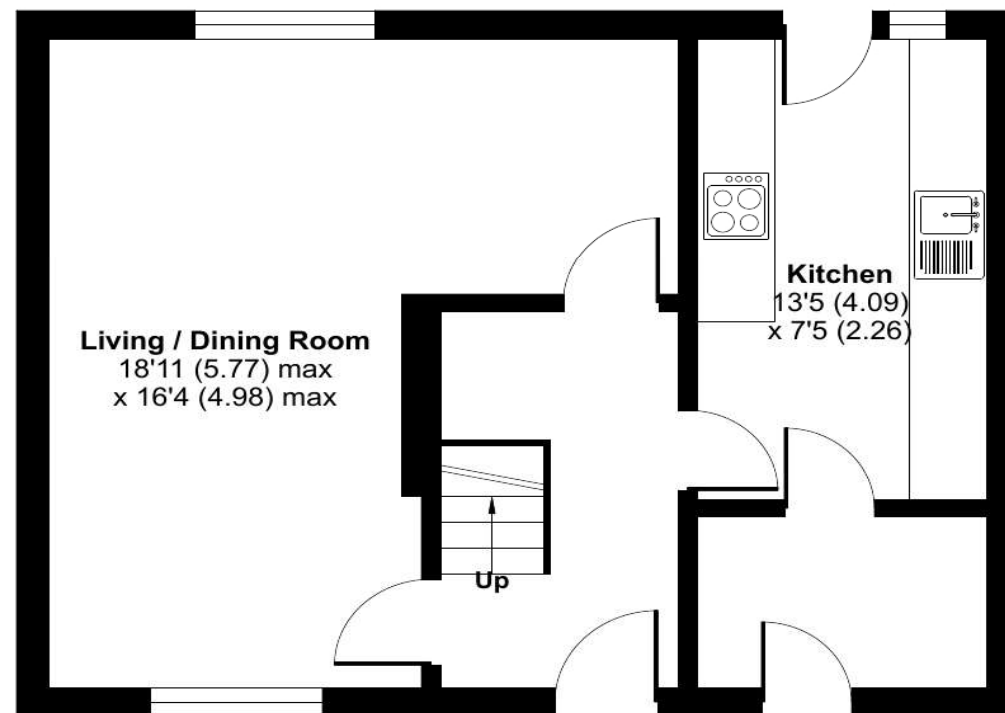
# Beech Avenue, Upper Marham, King's Lynn, PE33

Approximate Area = 925 sq ft / 85.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1095491



## Beech Avenue, Marham, Kings Lynn, PE33 9NE

A spacious three bedroom mid-terrace family house situated close to local shops and schooling in Upper Marham. The property offers open plan lounge/dining room, parking, garden, UPVC double glazing and gas central heating.  
Viewing highly recommended!

**Offers in Excess of £200,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
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Situated in Upper Marham conveniently situated close to the local shops and schooling, Longsons are delighted to bring to the market this well presented, spacious mid-terrace house. Offered with L shaped open plan lounge/dining room, three bedrooms, fully enclosed rear garden, off-road parking, gas central heating and UPVC double glazing. Viewing highly recommended!

Briefly the property includes; entrance hall, lounge/dining room, kitchen, boot room, three bedrooms, bathroom, separate WC, fully enclosed rear garden, off-road parking, UPVC double glazing and gas central heating.

**MARHAM**  
The Norfolk village of Marham has amenities which include a general store with a post office, a pre-school group and a County First and Middle School, a doctors surgery and dispensary. There is also Holy Trinity Church which dates back in parts to the 14th century. RAF Marham has a families club on the base - Marham Bowl, which has a bowling alley, sports facilities and a

club, this is open to all Marham residents. Marham is approximately 13 miles from King's Lynn and just under 9 miles from Swaffham

#### Entrance Hall

Composite entrance door, UPVC double glazed window to front aspect, stairs to first floor, radiator.

#### Lounge/Dining Room 18'11" (5.77m) Max x 16'4" (4.98m) Max

L shaped open plan with dual aspect UPVC double glazed (with secondary glazing) windows to front and back, two radiators.

#### Kitchen 13'5" (4.09m) x 7'5" (2.26m)

Range of units to walls and floor complemented by a roll edge worktop, tiled splashback, stainless steel sink and drainer with hot and cold taps, space for cooker with electric hood over, space for tall upright fridge/freezer, space and plumbing for washing machine and dishwasher, UPVC double glazed window to rear

aspect. UPVC double glazed door leading to rear garden.

#### Side Porch/Boot Room

Composite door leading to front drive, door leading to kitchen.

#### Stairs and Landing

Cupboard housing the boiler and hot water cylinder.

#### Bedroom One 12'10" (3.91m) Max x 11'3" (3.43m) Max

Two built-in wardrobes, UPVC double glazed (with secondary glazing) window to front aspect, radiator.

#### Bedroom Two 10'9" (3.28m) Max x 9'11" (3.02m) Max

Built-in wardrobe, UPVC double glazed (with secondary glazing) window to rear aspect, radiator.

#### Bedroom Three 9'1" (2.77m) Max x 7'9" (2.36m) Max

Built-in wardrobe, UPVC double glazed (with secondary glazing) window to rear aspect, radiator.

#### Bathroom

Panelled bath with electric shower and hand attachments over, wash basin, partially tiled walls, UPVC obscure glass double glazed window to rear aspect, extractor fan, radiator.

#### W.C.

WC, UPVC obscure glass double glazed window to rear, radiator.

#### Outside Front

Driveway laid to shingle providing off-road parking.

#### Rear Garden

Fully enclosed rear garden mainly laid to lawn with patio area and path leading to wooden shed, ornamental pebbles, vegetable patch with sleeper borders, wooden fence to perimeter.

#### Agent's Notes

EPC rating C73 (Full copy available on request)

Council tax band A (Own enquiries should be made via Breckland District Council)

THERE IS A MAINTAINCE/ SERVICE CHARGE CURRENTLY of £62.81 per month.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Mid-Terrace House
- Three Bedrooms
- Entrance Hall and Boot Room
- Off-Road Parking
- Garden
- UPVC Double Glazing
- Gas Central Heating

