

Elm Road, Upper Marham, King's Lynn, PE33 9NB

£160,000

Council Tax Band: A





Open House Estate Agents King's Lynn are delighted to present this TWO bedroom mid-terrace house on Elm Road in Upper Marham. This is a wonderful opportunity for anyone seeking a comfortable and convenient home close to amenities. With its charming features, practical layout, and excellent location, it is sure to appeal to a variety of buyers.

Spanning an inviting 732 square feet, the home features a spacious reception room with kitchen and utility room located on the ground floor. Upstairs there are two well-proportioned double size bedrooms with built in wardrobes as well as family bathroom.

One of the standout features of this property is the low-maintenance fully enclosed garden, which offers a serene outdoor space for enjoying the fresh air without the burden of extensive upkeep. Additionally, the house benefits from gas central heating, ensuring warmth and comfort throughout the colder months.

Parking is made easy with two allocated spaces, a valuable asset in this area. The location itself is a delightful blend of rural charm and accessibility, making it an ideal choice for those looking to enjoy a peaceful lifestyle while remaining connected to nearby amenities.

This is a ready to move in home, allowing you to settle in without delay. Don't miss the chance to make this lovely property your own!

To arrange viewing contact Open House King's Lynn branch



Open House King's Lynn  
Sales&Lettings  
Tel: 01553675042  
E: [kingslynn@localagent.co.uk](mailto:kingslynn@localagent.co.uk)  
[www.openhousekingslynn.co.uk](http://www.openhousekingslynn.co.uk)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 71      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |