



Plumtree Mobile Home Park, Marham, PE33 9JH

welcome to

Plumtree Mobile Home Park, Marham

A well presented 2 bedroom detached park home, set within the popular Plumtree Mobile Home Park in Marham - a site you can live on all year round! The property boasts a modern kitchen, en suite facilities & separate shower room, its own low maintenance garden & off-road parking!



Accommodation:

UPVC double glazed obscure glass external entrance door opening to:

Entrance Hall

Built-in storage cupboard, radiator, wood effect laminate flooring, doors opening to both bedrooms, shower room and the kitchen, further door opening to:

Lounge / Dining Room

Electric fireplace with decorative surround and hearth, two radiators, television and telephone points, carpet flooring to the lounge area with wood effect laminate flooring in the dining area, two UPVC double glazed windows to the side aspect, further UPVC double glazed window to the front aspect, door opening to:

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl ceramic sink and drainer with mixer tap, tiled splash backs and surrounds, built-in oven and four-ring gas hob with concealed cooker hood over, space and plumbing for washing machine, space for fridge-freezer, two built-in storage cupboards, heated towel radiator, wood effect laminate flooring, UPVC double glazed window to the rear aspect, UPVC part double glazed obscure glass external entrance door opening to the rear aspect.

Master Bedroom

Walk-in wardrobe, further fitted wardrobe, radiator, carpet flooring, UPVC double glazed window to the rear aspect, door opening to:

En Suite Shower Room

Suite comprising low level w.c, hand wash basin and fully tiled corner shower cubicle with shower and unit glazed sliding door, radiator, vinyl wood effect flooring, extractor fan, UPVC double glazed obscure glass window to the side aspect.

Bedroom 2

Fitted wardrobes, radiator, carpet flooring, UPVC double glazed window to the front aspect.

Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage below and walk-in shower cubicle with rain style shower, additional hand-held shower attachment and glazed shower screen, part tiled walls, heated towel rail, vinyl flooring, extractor fan, UPVC double glazed obscure glass window to the front aspect.

Outside

This property benefits from off-road parking, together with a hard landscaped rear garden laid mainly to paving, for ease of maintenance, with a useful metal storage shed, enclosed by decorative metal railings. The property is also surrounded by decorative paving.

Agents Note

This park home is subject to ground rent and service charges of approximately £225.00 per calendar month. Further details of this can be obtained from William H Brown.

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.



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welcome to

Plumtree Mobile Home Park, Marham

- Detached park home
- 2 bedrooms, both with fitted wardrobes
- Open-plan dual aspect lounge/dining room
- Modern fitted kitchen
- En suite shower room & separate shower room

Tenure: EPC Rating: Exempt
Council Tax Band: Deleted

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in excess of

£120,000



directions to this property:

From Swaffham town centre, take the A47 in the direction of King's Lynn and take the first exit at the roundabout, sign posted Downham Market. After approximately 4 miles, turn right sign posted RAF Marham and Narborough. After a couple of miles, turn left towards the village of Marham. Keep on this road and proceed through the village and around a right hand bend and then a left hand bend, where the Plumtree Park development can be found on the right hand side. Follow the road through the development and the property will be found.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111009 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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