



Thetford Road, Watton Thetford IP25 6BT

welcome to

Thetford Road, Watton Thetford

>> DETACHED THREE-BEDROOM HOME!! The property features a spacious lounge/diner, kitchen, cloakroom, family bathroom, and a principal bedroom with a Juliet balcony overlooking the garden. Outside, there is ample off-road parking, a garage, and a generous enclosed rear garden.



Entrance Porch

Tiled flooring, Storage cupboard, Frosted double glazed window to the front aspect

Entrance Hall

Carpet flooring, Radiators

Cloakroom WC

Tiled flooring, Frosted double glazed window to the side aspect, Low-level WC, Pedestal handwash basin

Lounge/Diner

Vinyl flooring, Double glazed windows to the side aspect, Radiators, French doors to the rear aspect, Central wood burner

Kitchen

Tiled flooring, Double glazed windows to the front aspect, Frosted double glazed door to the side aspect, Radiator, Range of wall-mounted low-level units, Complimentary rolled edge worksurfaces, Inset 2.5 sink/drain, Inset hob and oven, Space for fridge freezer, Built-in dishwasher

First Floor Landing

Carpet flooring, Double glazed window to side aspect, Loft access, Airing cupboard

Bedroom One

Wood effect flooring, Juliet balcony, Double glazed window to the rear aspect, Double glazed window to the side aspect, Double built-in wardrobes

Bedroom Two

Wood effect flooring, Double glazed window to the front aspect, Radiator

Bedroom Three

Carpet flooring, Radiator, Double glazed window to the front aspect, Built-in wardrobe

Bathroom

Vinyl flooring, Frosted double glazed window to the side aspect, Fitted blinds, Panelled bath and overhead shower, Pedestal handwash basin, Low-level WC, Wall-mounted heated towel rail,

Outside

To the front of the property there is a shingle driveway and small patio area. To the rear of the property there is a large, fully enclosed garden, laid to lawn with large patio area and metal shed

Garage

Up & over door, Single glazed window to the side aspect

Agent's 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

Thetford Road, Watton Thetford

- Detached Three-Bedroom Home
- Garage
- Driveway Parking for Multiple Cars
- Principle Bedroom with Juliet Balcony
- Enclosed Rear Garden

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

offers in excess of

£325,000



Total floor area: 124.4 m² (1,350 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not shown to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT109093 - 0006

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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