



Dereham Road, Watton Thetford IP25 6ER

welcome to

Dereham Road, Watton Thetford

>> OPEN-PLAN LIVING!! Well-presented one-bedroom home in the heart of Watton. Featuring a spacious double bedroom, modern fittings with character touches, and a private driveway with ample parking, this property is ideal for first-time buyers or investors!



Lounge/Diner

Carpet flooring, Radiators, Frosted Double glazed windows to the rear aspect

Kitchen

Vinyl flooring, Frosted double glazed windows to the front and rear aspect, Range of wall mounted low-level units, Complimentary rolled edge worksurfaces, Integrated oven, Ceramic hob, Extractor hood, Inset 1.5 sink/drain, Spotlights, Under-stairs cupboard

First Floor Landing

Carpet flooring, Double glazed window to the front aspect

Bedroom One

Carpet flooring, Radiator, Frosted double glazed windows to the front and rear aspect, In-built storage

Bathroom

Vinyl flooring, Frosted double glazed window to the front and rear aspect, Radiator, Panelled bath with shower overhead, Low-level WC, Pedestal handwash basin, Extractor fan, Loft access

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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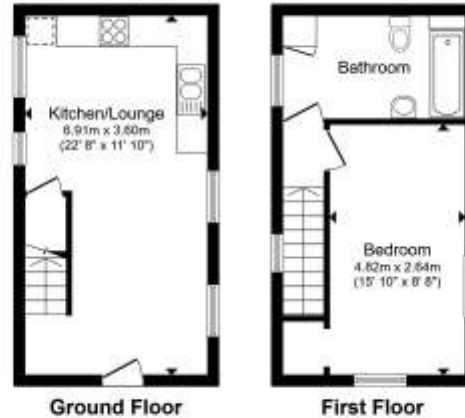


welcome to

Dereham Road, Watton Thetford

- Well-Presented One-Bedroom Home
- Open-Plan Living
- Spacious Double Bedroom
- Modern Fitted Kitchen and Bathroom
- Driveway with Ample Parking

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



Total floor area 48.6 m² (523 sq ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and other details are approximate. For details see questionnaire. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

william
h brown

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT109064 - 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.

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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