

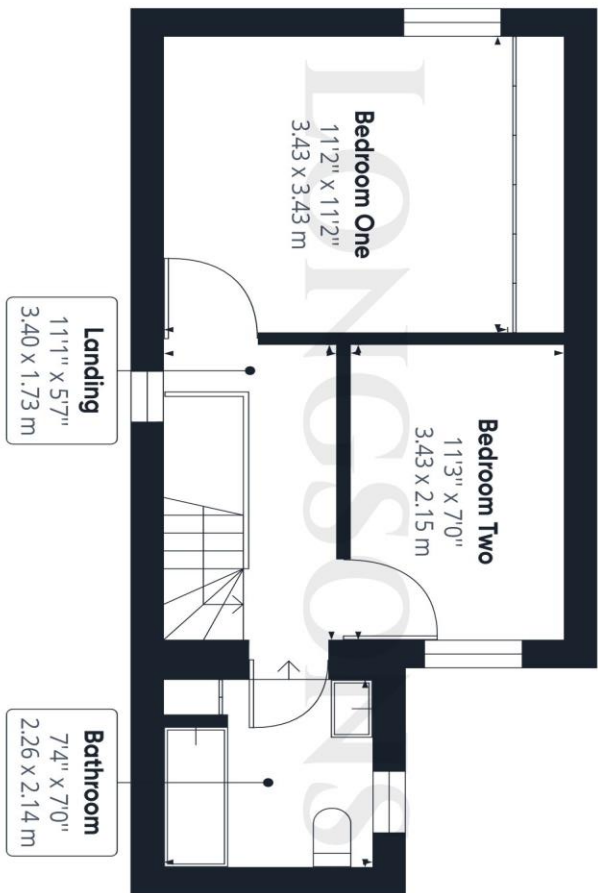
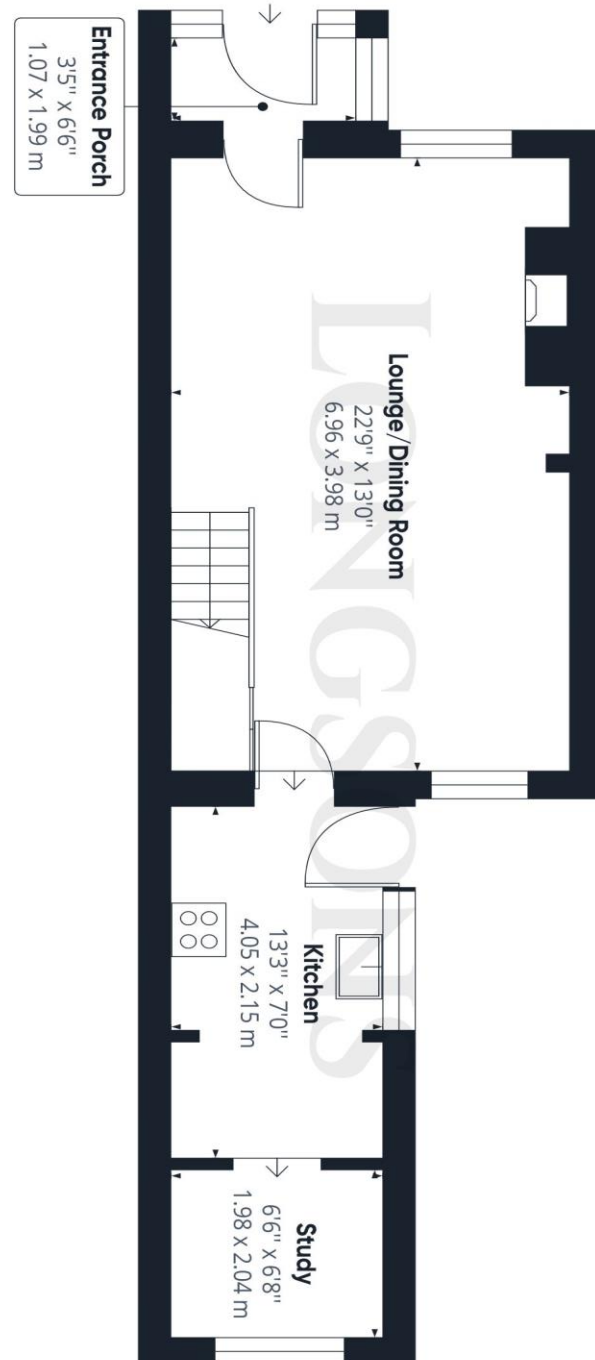


Merton Road, Watton, Thetford, IP25 6BD

CHAIN FREE!

Two bedroom end terrace house situated within easy reach of Watton town centre. The property offers fitted kitchen, study, fully enclosed rear garden and gas central heating.

Price £150,000 OIEO Freehold





Bedroom One
11'2" (3.4m) x 11'2" (3.4m)
 Fitted wardrobes with sliding mirrored doors, window to front, radiator.

Bedroom Two
11'3" (3.43m) x 7'0" (2.13m)
 Fitted wardrobes, window to rear, radiator.

Bathroom
 Bathroom suite comprising bath with shower over and shower curtain, wash basin set within fitted cabinet, WC, built in cupboard housing hot water cylinder, obscure glass window to side, fully tiled walls, radiator.

Rear Garden
 Laid to lawn, wooden garden shed, paved seating area, outside lights, outside tap, right of way across neighbouring gardens for wheelie bin access etc, wooden fence and hedge to perimeter.

Agent's Notes
 EPC rating 40E (Full copy available on request)
 Council tax band A (Own enquiries should be made via Breckland District Council)

- CHAIN FREE
- Two Bedrooms
- End Terrace
- Lounge/Dining Room
- Study
- Enclosed Garden
- Gas Central Heating

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.

CHAIN FREE
 Situated within easy access of Watton town centre, Longsons are delighted to bring to the market this end terrace two bedroom house. The property boasts a fitted kitchen, lounge/dining room, study, fully enclosed rear garden, offering you the perfect blend of convenience and tranquillity and it's chain free!

is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich.

Briefly, the property offers entrance porch, lounge/dining room, kitchen, study, two bedrooms, bathroom, garden and gas central heating,

WATTON
 Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles
 The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect word for hare, and ton for barrel. There

Entrance Porch
 Entrance door to front, obscure glass window to front and side.

Lounge/Dining Room
22'9" (6.93m) x 13'0" (3.96m)
 Open brickwork fireplace with tiled hearth and wooden mantle over, windows to front and rear, under stairs storage cupboards, two radiators.

Kitchen
13'3" (4.04m) x 7'0" (2.13m)
 Fitted kitchen units to walls and floor, tiled work surface over, stainless steel sink unit with mixer tap and drainer, space for electric oven, space for tall fridge/freezer, space and plumbing for washing machine, floor mounted gas central heating boiler, entrance door opening to side, window to side.

Study
 Window to rear, radiator.

Stairs and Landing
 Loft access, obscure glass window to side, radiator.

