



Changi Road, Watton, Thetford, IP25 6JA

CHAIN FREE!

A three bedroom mid-terrace house situated in the popular market town of Watton, The property benefits from lounge/dining room, fitted kitchen, bathroom and separate WC, off street parking for several cars, gas central heating and UPVC double glazing.

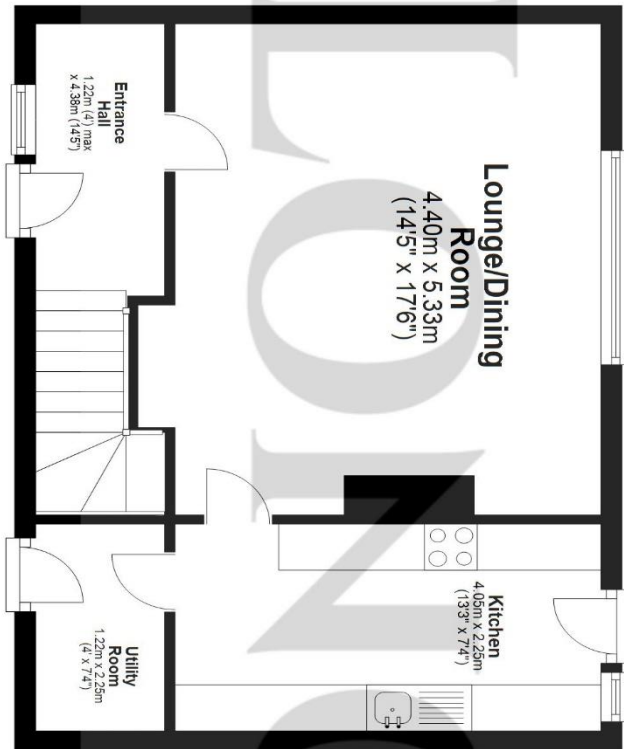
Guide Price £160,000 - £180,000 Freehold



18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
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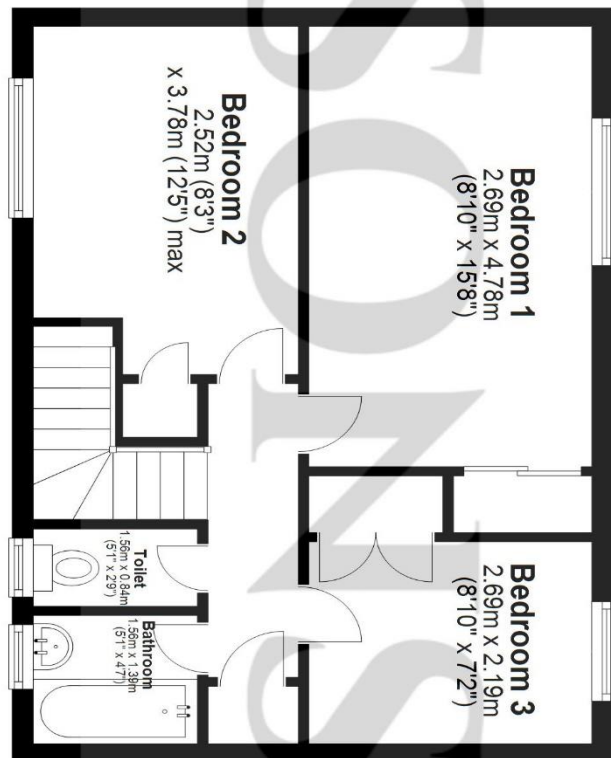
Ground Floor

Approx. 41.2 sq. metres (443.7 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



Total area: approx. 82.5 sq. metres (888.5 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.

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Bedroom Three
8'10" (2.69m) x 7'2" (2.18m)
 Fitted double wardrobe, UPVC double glazed window to rear aspect, radiator.

Bathroom
 Panelled bath, wash basin, partly tiled walls, UPVC obscure double glazed window to front aspect, ceramic tiles to floor, radiator.

Toilet
 WC, UPVC obscure double glazed window to front aspect.

Outside Front
 Laid mainly to gravel, parking for several vehicles, path leading to front door.

Rear Garden
 Fully enclosed rear garden laid to lawn with wooden shed and small patio area, fence to perimeter.

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
- Terraced House
- Three Bedrooms
- Lounge/Dining Room
- Gas Central Heating
- UPVC Double Glazing
- Off Street Parking
- Fitted Kitchen
- Utility Room

CHAIN FREE!

A three bedroom mid terrace house situated in the popular market town of Watton. This property is ideal for an investor as has a tenant already in situation with a 5% yield.

The property benefits from a separate entrance hall, lounge/dining room and fitted kitchen and utility. Upstairs there are three spacious bedrooms with all bedrooms having fitted storage, a family bathroom and a separate WC. Outside there is off street parking for several vehicles. Garden to the rear mainly laid to lawn with a small patio area, UPVC double glazing throughout 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 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.

Kitchen
13'3" (4.04m) x 7'4" (2.24m)
 Galley style kitchen with a range of fitted units at base and eye level complemented by a roll edge worktop, stainless steel sink with mixer tap, tiled splashback, space for dishwasher, space for electric oven with electric hood over, ceramic tiles to floor, UPVC double glazed window to rear aspect, UPVC double glazed door leading to rear garden.

Utility
7'4" (2.24m) x 4'0" (1.22m)
 Space and plumbing for washing machine, radiator, UPVC double glazed door leading to front aspect.

Lounge/Dining Room
17'6" (5.33m) x 14'5" (4.39m)
 Wood effect laminate to floor, wall mounted gas fire, UPVC double glazed window to rear aspect, radiator.

Entrance Hall
 UPVC double glazed entrance door, UPVC double glazed window to front aspect, radiator, stairs to first floor.

Stairs and Landing
 Loft access, radiator.

Bedroom One
15'8" (4.78m) x 8'10" (2.69m)
 Fitted double wardrobe, UPVC double glazed window to rear aspect, radiator.

Bedroom Two
12'5" (3.78m) x 8'3" (2.51m)
 Fitted wardrobe, UPVC double glazed window to front aspect, radiator.

