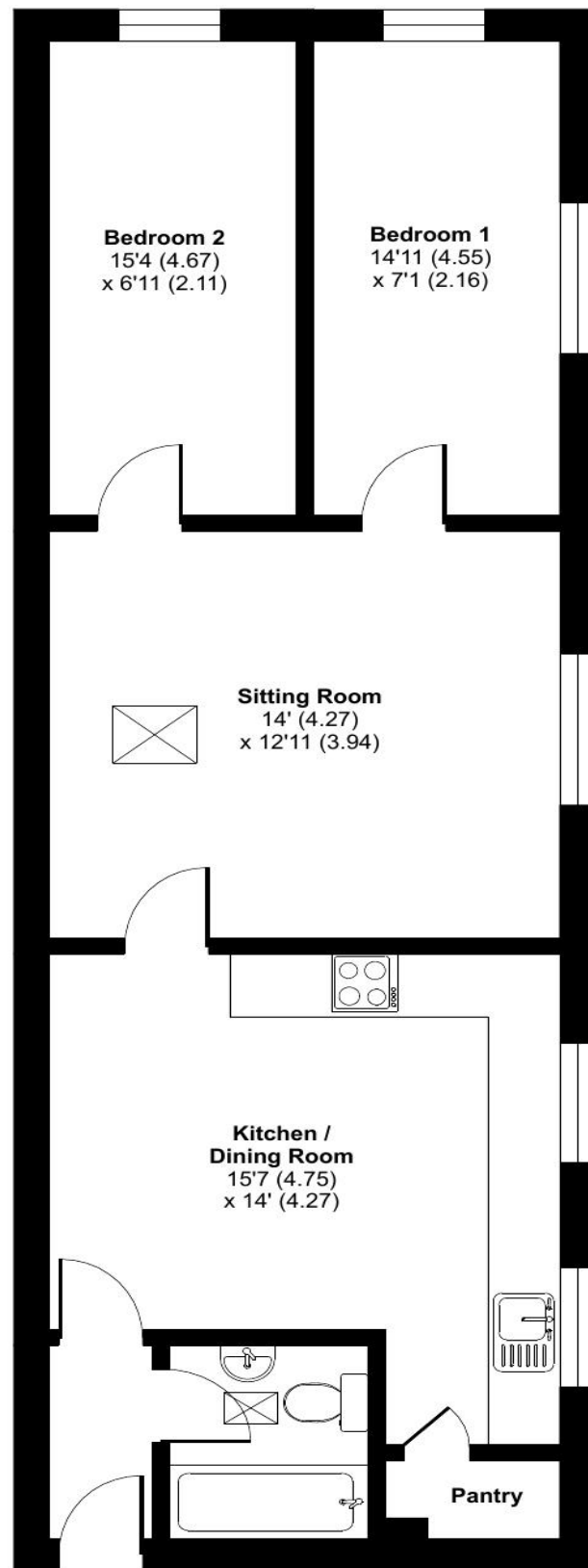


The Mews, Dereham Road, Watton, Thetford, IP25

Approximate Area = 678 sq ft / 62.9 sq m

For identification only - Not to scale



The Mews, Dereham Road, Watton, Thetford, IP25 6HJ

CHAIN FREE!

Very well presented, spacious first floor flat with two double bedrooms situated on the High Street in Watton. Ideal for investor and first time buyers, the property offers one allocated parking space and modern electric heating. Viewing is highly recommended.

Price £110,000 Leasehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Longsons. REF: 1204121



18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>

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LONGSONS

CHAIN FREE! Situated in the High Street in the Norfolk town of Watton, Longsons are delighted to bring to the market this very well presented spacious first floor flat with two double bedrooms. In very good decorative order throughout, the property offers kitchen/dining room, allocated parking space and modern electric heating.

Viewing is highly recommended.

Briefly, the property offers communal entrance hall, flat entrance hall, kitchen/dining room, sitting room, two double bedrooms, bathroom, allocated parking and modern electric heating and some UPVC double glazing.

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.

Communal Entrance Hall

Communal entrance hall shared with two other flats, UPVC double glazed door to front aspect, stairs to first floor.

Flat Entrance Hall

Entrance door opening to communal hallway.

Kitchen/ Dining Room
15'7" (4.75m) x 14'0" (4.27m)

Fitted kitchen units to wall and floor, wood effect work surface over, stainless steel sink unit with mixer tap and drainer, integral electric oven with

ceramic hob and extractor hood over, integral fridge/freezer, space and plumbing for washing machine (washing machine included), space and plumbing for slimline dishwasher, tiled splashback, storage cupboard, UPVC double glazed windows to side aspect, wall mounted programmable thermostatically controlled electric radiator, loft access, Velux roof window.

Sitting Room
14'0" (4.27m) x 12'11" (3.94m)

Wall mounted programmable thermostatically controlled electric radiator, UPVC double glazed window to side aspect, Velux roof window.

Bedroom One
14'11" (4.55m) x 7'1" (2.16m)

Wall mounted programmable thermostatically controlled electric radiator, secondary glazed sliding sash windows to front and side aspects.

Bedroom Two
15'4" (4.67m) x 6'11" (2.11m)

Wall mounted programmable thermostatically controlled electric

radiator, secondary glazed sliding sash window to front aspect.

Bathroom

Bathroom suite comprising mixer shower over and shower curtain, wash basin set within cabinet, WC, tiled splashback, extractor fan, Velux roof window.

Agents Notes 1

EPC rating E45 (Full copy available on request)
Council tax band A (Own enquiries should be made via Breckland District Council)

Agent's Notes 2

We understand this property is leasehold. The vendor has advised there is approximately 117 years left on the lease. Further details of this should be obtained from your vendors solicitor at the time of purchase.

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.

- First Floor Flat
- Two Double Bedrooms
- Allocated Parking Space
- Energy Efficiency Rating E45
- Kitchen/Dining Room
- Well Presented Throughout
- Modern Electric Heating
- UPVC Double Glazing



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