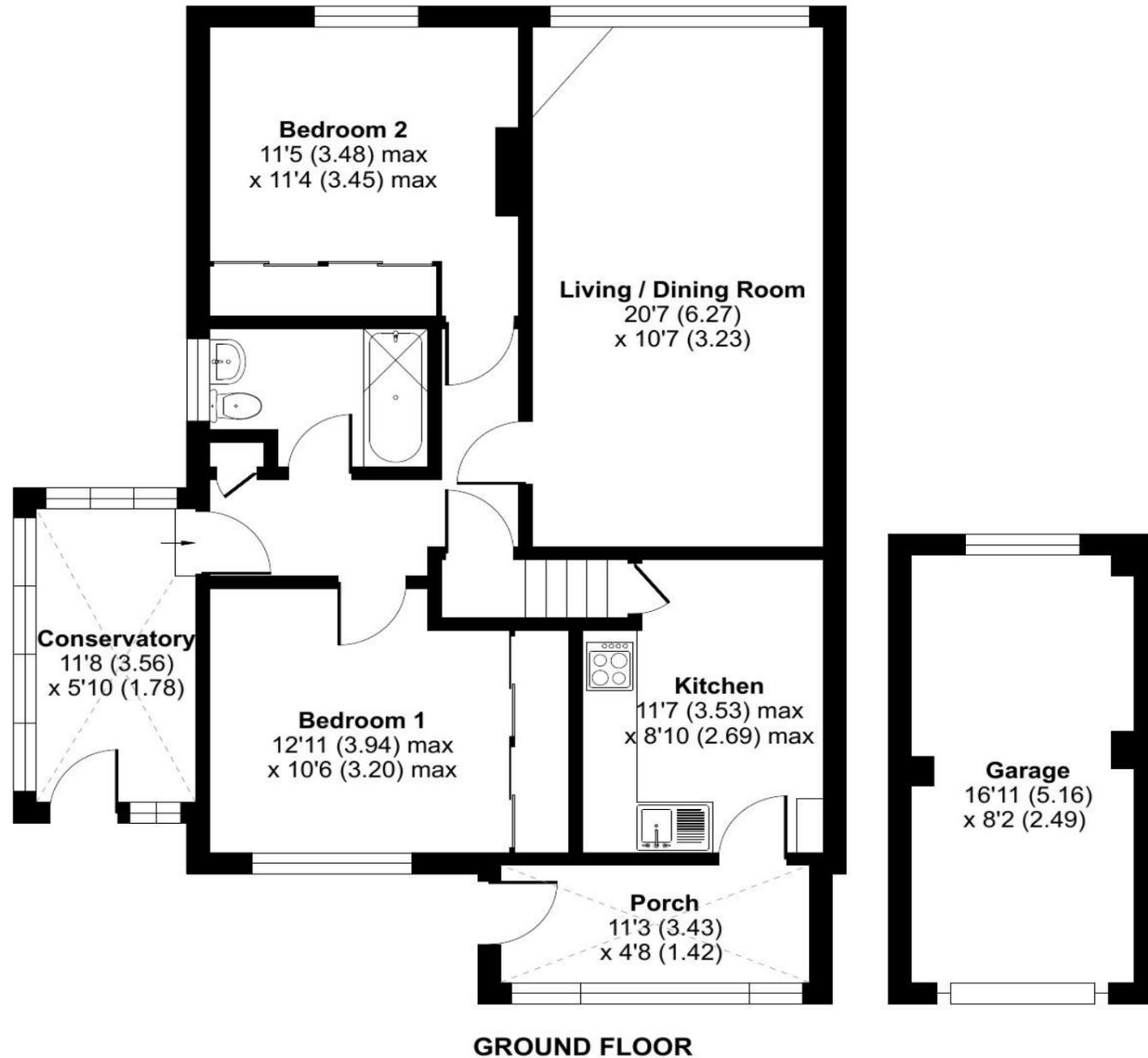


Priory Road, Watton, Thetford, IP25

Approximate Area = 871 sq ft / 80.9 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1010 sq ft / 93.8 sq m
For identification only - Not to scale



Priory Road, Watton, Thetford, IP25 6PQ

Two bedroom detached bungalow in need of modernisation but offering loads of potential, situated in a popular area of the market town of Watton. The property boasts living/dining room, kitchen, bathroom, gardens, off-street parking leading to garage, partial wall mounted gas heating and UPVC double glazing.

Offered Chain Free!

Offers In Excess Of £200,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Longsons. REF: 1210271



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double glazed window to side, wall mounted electric heater.

Outside Front

Paved drive leading to garage, pathway leading to front porch, patio area laid to paving, area laid to shingle with trees, hedges and shrubs to borders, wooden fence to perimeter.

Rear Garden

Overlooking picturesque walkway, mainly laid to shingle with trees and shrubs to borders, gated access to side, hedge to perimeter.

Garage

16'11" (5.16m) x 8'2" (2.49m)

Up and over main roller door to front, window to rear, electric light and power.

Agent`s Notes

EPC rating G10 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

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.

- Detached Bungalow
- Two Double Bedrooms
- Large Living/Dining Room
- Energy Efficiency Rating G10
- Loads of Potential
- In a Sought After Area
- UPVC Double Glazing
- Chain Free

Situated in a sought after area in the popular market town of Watton, Longsons are delighted to bring to the market this detached bungalow. The property would benefit from modernisation but is a blank canvas enabling you to make your own mark. With two double bedrooms, spacious living/dining room, kitchen, conservatory, off-street parking, garage, gardens, partial wall mounted gas heating and UPVC double glazing throughout.

Wood. 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. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

Offered Chain Free!

Briefly the property offers entrance porch, kitchen, inner hallway, living/dining room, conservatory, two double bedrooms, bathroom, off-street parking, garage, gardens, partial wall mounted gas heating and UPVC double glazing.

Watton
The well-served market town of Watton is in the district of Breckland, 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

Entrance Porch

11'3" (3.43m) x 4'8" (1.42m)

UPVC double glazed entrance door to side, outside tap, UPVC double glazed window to front.

Kitchen

11'7" (3.53m) x 8'10" (2.69m)

Range of fitted units to floor, work surface over, inset sink unit with hot and cold taps and drainer, space for washing machine, space for cooker,

built-in cupboard, UPVC double glazed window to side.

.Inner Hall

Built-in cupboard.

Living/Dining Room

20'7" (6.27m) x 10'7" (3.23m)

Feature fireplace with coal effect gas inset fire, UPVC double glazed window to rear.

Conservatory

11'8" (3.56m) x 5'10" (1.78m)

UPVC conservatory with power, UPVC door leading to garden and garage.

Bedroom One

12'11" (3.94m) x 10'6" (3.2m)

Built-in wardrobes, UPVC double glazed window to front, gas fire.

Bedroom Two

11'5" (3.48m) x 11'4" (3.45m)

Built-in cupboard housing gas water heater, UPVC double glazed window to rear.

Bathroom

Panelled bath with electric shower over, WC, wash basin, obscured UPVC

