



## Akrotiri Square, Watton, Thetford, IP25 6HY

**CHAIN FREE!**

Very well presented, modern end terrace three bedroom house situated in Watton. The property offers parking, cloakroom with WC, gardens, gas central heating and double glazing. Viewing highly recommended!

**Shared Ownership £110,000 Leasehold**



**Bedroom Two**  
**15'3" (4.65m) x 7'1" (2.16m)**  
Double glazed window to rear, radiator.

**Bedroom Three**  
**10'5" (3.18m) x 6'7" (2.01m)**  
Double glazed window to rear, radiator.

**Bathroom**  
Bathroom suite comprising bath with shower over and shower curtain, wash basin, WC, tiled splashback, obscure glass double glazed window to side, radiator.

**Outside Front**  
Front garden laid to block paving providing off road parking for two vehicles, lawned area to side, outside light, outside tap, gated access to rear garden.

**Rear Garden**  
Enclosed rear garden laid to lawn, paved patio seating area, wooden garden shed, outside light, wooden fence to perimeter, gated access to front.

**Agents Note**  
EPC rating C77 (Full copy available on request)  
Council tax band A (Own enquiries should be made via Breckland District Council)

**Agents Note**  
This property is offered for sale on a 50% shared ownership basis. The purchaser would then pay a rent and service charge of £403.63 per calendar month for the remaining 50% share, which includes buildings insurance. For further information regarding eligibility and the application process please contact Longsons.

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.

- 50% Shared Ownership
- End Terrace House
- Three Bedrooms
- Energy Efficiency Rating C77
- Cloakroom with WC
- Gardens & Parking
- Gas Central Heating
- Viewing Highly Advised

Shared Ownership 50% - Full Price (100%) £220,000

Situated in the Norfolk market town of Watton, Longsons are delighted to bring to the market this very well presented, modern three bedroom end-terrace house. The property offers parking, cloakroom with WC, gardens, gas central heating and double glazing.

Offered for sale with No Onward Chain.

Viewing highly recommended!

To purchase through Flagship, you are required to show a need for affordable housing, for example a first time buyer or buyers who would not otherwise be able to afford to purchase on the open market. This will then need to be approved by Flagship.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloakroom with WC, three bedrooms, bathroom, gardens, parking, gas central heating and 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 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.

**Entrance Hall**  
Double glazed entrance door to front, stairs to first floor, understairs storage cupboard, radiator.

**Lounge/Dining Room**  
**15'3" (4.65m) x 14'1" (4.29m)**  
Double glazed entrance door opening to rear garden, double glazed window to rear and side.

**Kitchen**  
**10'10" (3.3m) x 7'10" (2.39m)**  
Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, wall mounted gas central heating oiler, space and plumbing for washing machine, space for electric oven and hob, space for tall upright fridge/freezer, tiled splashback, double glazed window to front.

**Cloakroom**  
Hand wash basin, WC, obscure glass double glazed window to side, radiator.

**Stairs & Landing**  
Built in cupboard, loft access.

**Bedroom One**  
**14'2" (4.32m) x 9'0" (2.74m)**  
Double glazed window to front, radiator.

