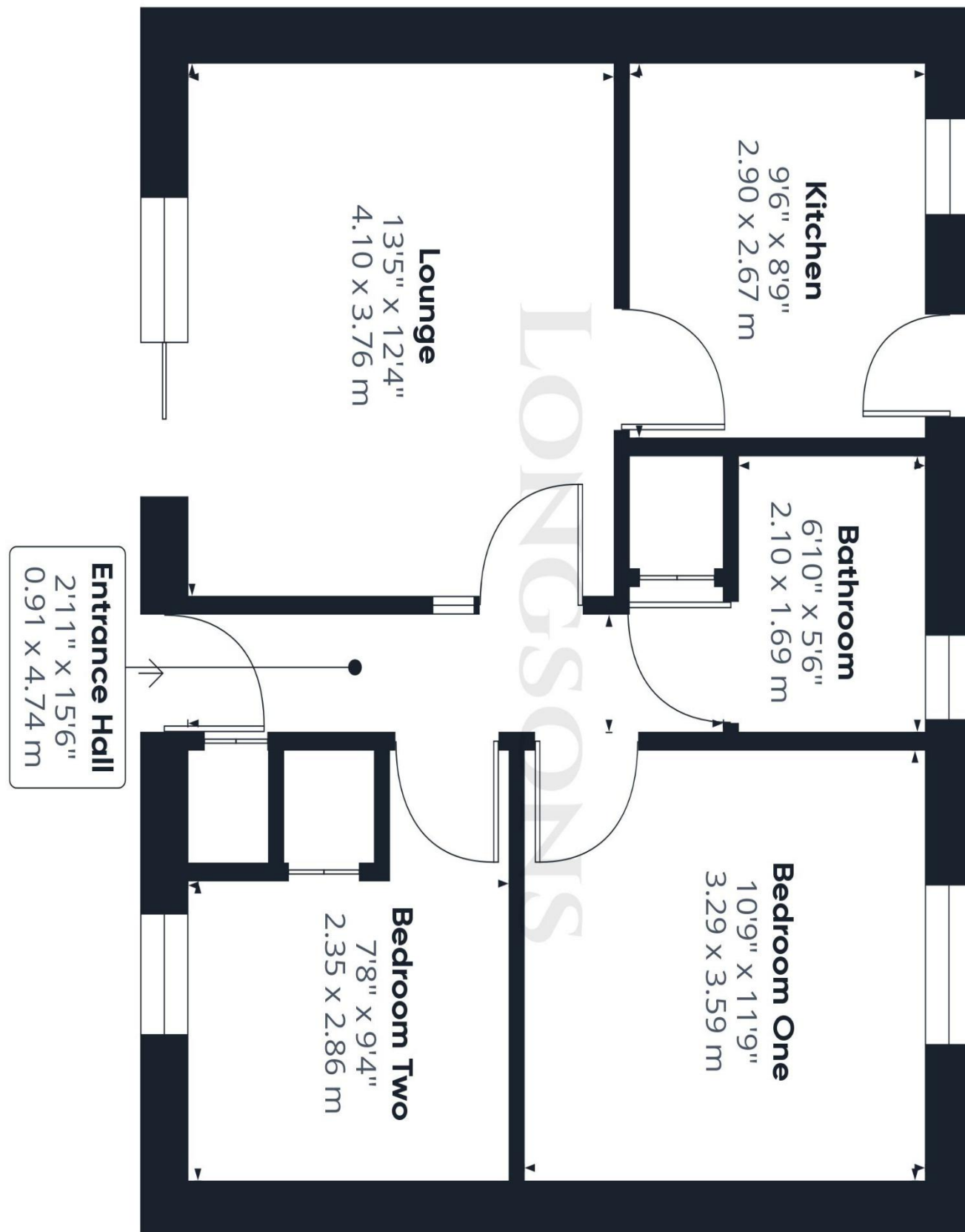




### Donald Moore Gardens, Watton, Thetford, IP25 6DZ

CHAIN FREE! Recently updated, end terrace two bedroom bungalow, situated on a popular development for the retired over 55's, conveniently within easy reach of Watton town centre. The property offers private rear garden, new modern kitchen, communal gardens, communal parking and electric heating.

**Offers in the Region of £150,000 Leasehold**





### Rear Garden

Enclosed rear garden laid to patio paving slabs, shrubs and plants to borders, wooden garden shed, gated access to side providing access to front, outside tap

### Agents Note 1

EPC rating D60 (Full copy available on request)

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

### Agents Note 2

This is an over 55's retirement property.

Please note: This is a leasehold property, we have been advised there is 90 years remaining with a current annual service charge £125.70 to be paid 1st of every month, this includes water rates and buildings insurance.

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.

- End Terrace Bungalow
- Two Bedrooms
- Enclosed Rear Garden
- Energy Efficiency Rating D60
- Retirement, Over 55's Development
- CHAIN FREE!
- Electric Storage Heating
- Communal Parking
- Shower Room
- Within Easy Reach Of Town Centre

Conveniently situated within easy reach of Watton town centre, Longsons are delighted to offer this well presented, recently updated, two bedroom end terrace bungalow on a popular retirement over 55's development. The property is ready to move-in and offers private rear garden, new modern kitchen, modern shower room, new carpet in the lounge and bedroom, communal gardens to the front, communal parking and electric heating.

Briefly, the property offers, entrance hall, lounge, kitchen, shower room, two bedrooms, garden, electric storage heating and parking.

Offered for sale - CHAIN FREE!

Please note: This is a leasehold property, we have been advised there is 90 years remaining and a current monthly service charge of £121.30

### 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

UPVC double glazed entrance door to front, built in storage cupboard, built in cupboard housing hot water cylinder, wall mounted storage heater.

### Lounge

**13'5" (4.09m) x 12'4" (3.76m)**

UPVC double glazed sliding patio doors to front, wall mounted storage heater, feature electric fireplace.

### Kitchen

**9'6" (2.9m) x 8'9" (2.67m)**

Modern fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated oven and hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, entrance door opening to rear garden, window to rear.

### Bedroom One

**11'9" (3.58m) x 10'9" (3.28m)**

Wall mounted electric heater, double glazed window to rear.

### Bedroom Two

**9'4" (2.84m) x 7'8" (2.34m)**

Built in wardrobe, wall mounted electric heater, double glazed window to front.

### Shower Room

Shower cubicle, wash basin, WC, obscure glass window to rear, electric towel radiator.

### Outside Front

Low maintenance front garden laid to patio paving slabs.

