



Watermill Green, Thetford, IP24 3BW

welcome to

Watermill Green, Thetford

WELL-PRESENTED SEMI-DETACHED HOME ideal for first-time buyers or investors, featuring two double bedrooms, a bright living room, kitchen/diner, garage and driveway, all set in a popular and convenient location close to amenities!



Summary

Thought to suit first-time buyers and investors alike, this well-cared-for semi-detached home offers a fantastic opportunity in a popular and convenient location within the town - just a short walk from the town centre and its wide range of amenities.

Inside, the property is well presented and offers a practical and comfortable layout. A handy entrance porch leads into a bright and welcoming living room, perfect for relaxing or entertaining guests. To the rear, a well-equipped kitchen provides plenty of space for cooking and dining, with direct access to the rear garden.

Upstairs, there are two double bedrooms and a family bathroom, completing the accommodation and making the home well suited to couples, young families, or those looking to add to their rental portfolio.

Externally, the rear garden has been neatly maintained and provides a lovely outdoor space with scope to personalise. In addition, the property benefits from a driveway and garage, providing further practicality.

Overall, this is a well-presented home in a great location that offers both comfort and potential - early viewing is strongly advised!

The Accommodation

Entrance door to:

Entrance Hall

With door to front and door to:

Living Room

15' 3" x 12' 5" (4.65m x 3.78m)

With TV point, window to front and radiator.

Kitchen

12' 5" x 8' 1" (3.78m x 2.46m)

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, electric oven, electric hob, space for fridge/freezer, central heating boiler, window to rear and radiator.

First Floor Landing

With access to the loft space.

Bedroom One

11' 11" max. x 12' 6" max. (3.63m max. x 3.81m max.)

With window to front and radiator.

Bedroom Two

11' 11" x 6' 7" (3.63m x 2.01m)

With window to rear and radiator.

Bathroom

With low level W.C, wash hand basin with taps over, bath with taps and shower attachment over and window to rear.

Outside

To the rear of the property is a garden which is mainly laid to lawn.



check out more properties at williamhbrown.co.uk



welcome to

Watermill Green, Thetford

- Ideal for First Time Buyers or Investors!
- Popular and Convenient Town Location
- Bright and Spacious Living Room
- Well Cared For Semi-Detached House
- Well Equipped Kitchen with Dining Space
- Driveway and Garage for Ample Parking and Storage
- Walking Distance to Shops, Schools and Amenities
- Viewing Highly Recommended

Tenure: Freehold

£220,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
THF108197 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk