



Thetford Road, Watton Thetford IP25 6BS

welcome to

Thetford Road, Watton Thetford

> > CLOSE TO SHOPS! A centrally located ground-floor apartment, offered in excellent condition within the Watton market town centre. Boasting communal areas, open plan kitchen/lounge/diner, two double bedrooms and a family bathroom!



Entrance Hall

Accessed by a secured communal entrance door, accessible via intercom, the entrance hall comprises radiator, carpet flooring, storage cupboard.

Lounge / Dining area

11' 5" x 21' 4" (3.48m x 6.50m)
Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Kitchen Area

16' 9" x 9' 2" (5.11m x 2.79m)
A range of wall and floor mounted fitted kitchen units with work surfaces over, central island with work surfaces, inset stainless steel sink and drainer, inset electric hob, built in electric eye-level oven, integrated fridge/freezer, integrated dishwasher, radiator.

Bedroom 1

11' 9" x 10' 7" (3.58m x 3.23m)
Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Bedroom 2

11' 7" x 10' 4" (3.53m x 3.15m)
Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Shower Room

Three piece suite comprising low level w.c, hand wash basin, heated towel rail, shower cubicle, tiled flooring, airing cupboard.

Communal Areas

Saxon House benefits from a number of communal spaces, including a communal lounge, parking and garden. The parking is towards the rear of the complex and allocated spaces are provided.

Location

Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.

The City of Norwich is approx. a 30 minute drive away providing a further wide range of shopping and leisure activities. The picturesque Norfolk coastal areas can be reached in under an hour also.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/WAT108245



welcome to

Thetford Road, Watton Thetford

- Ground floor two bedroom apartment
- Centrally located within the Watton town centre
- Over 55s
- Shower room
- Communal areas

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108245



Property Ref:
WAT108245 - 0004

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



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk