

# Thetford Road, Watton Thetford IP25 6BS



## welcome to

## **Thetford Road, Watton Thetford**

> > OVER 55s! A two bedroom first-floor apartment, presented in excellent order throughout offering two spacious bedrooms, shower room, openplan kitchen/lounge, double glazing and gas-fired central heating and is within easy reach of the Watton town centre.













#### The Accommodation Entrance Hall

External entrance door to front aspect, carpet flooring, telephone point, radiator, double storage cupboard and access to all rooms.

#### **Kitchen / Living Room**

12' 2" x 19' 5" ( 3.71m x 5.92m )

Fitted kitchen with a range of matching wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap above, undercabinet lighting, decorative tiled splashbacks, integrated electric oven with electric hob with concealed extractor over, integrated fridge / freezer, dishwasher and washing machine.

#### Bedroom 1

12' x 11' 2" ( 3.66m x 3.40m ) With telephone point, carpet flooring, radiator and double glazed window.

#### Bedroom 2

12' x 10' 4" ( 3.66m x 3.15m ) With telephone point, carpet flooring, radiator and double glazed window.

#### **Shower Suite**

Partially tiled suite comprising low level W.C, hand wash basin, walk-in double shower cubicle and walk-in airing / storage cupboard.

#### Outside

The fully enclosed communal garden area is laid mainly to lawn with paved patio area and pathways, raised flower beds, plant and shrub boarders, trees, pergola, seating areas and gate access.

#### 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.



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



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# Thetford Road, Watton Thetford

- Two bedroom apartment for the over 55s
- Lift access in block
- Walking distance to the High Street
- Presented in excellent order throughout
- Shower room

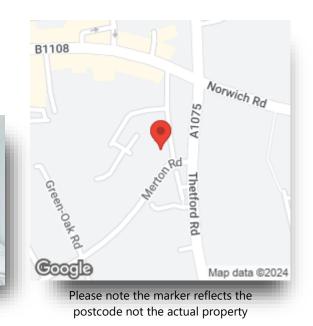
### Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £140,000







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Property Ref: WAT108276 - 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.

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