



Boscombe Road, Watton Thetford IP25 6JS

welcome to

Boscombe Road, Watton Thetford

> > CUL DE SAC LOCATION! This three bedroom semi-detached house boasts a large 'L' shape lounge, a large enclosed rear garden and ample off road parking. Appealing to an assortment of buyers the property is sure to be popular! Call us today to arrange your viewing and avoid disappointment!



Entrance Hall

Front entrance door, tiled flooring, staircase to first floor, UPVC double glazed front window.

Lounge

19' max x 17' 8" max (5.79m max x 5.38m max)
'L' shaped room. UPVC double glazed front and rear window, radiator.

Kitchen

15' 10" x 7' 5" (4.83m x 2.26m)
Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, space for free standing electric oven with cooker hood over, plumbing for washing machine, dishwasher and tumble dryer, space for fridge freezer, tiled splashbacks, radiator, door to the rear garden, UPVC double glazed rear window, storage cupboard.

First Floor Landing

Airing cupboard, access to loft space, doors to:

Bedroom One

12' 10" x 10' 10" (3.91m x 3.30m)
UPVC double glazed front window, radiator.

Bedroom Two

10' 10" x 10' (3.30m x 3.05m)
UPVC double glazed front window, radiator.

Bedroom Three

9' 2" plus wardrobe x 7' 8" (2.79m plus wardrobe x 2.34m)
UPVC double glazed rear window, built in wardrobe, radiator.

Bathroom

Fitted with a two piece suite comprising bath with electric shower over, wash hand basin with cupboard below, tiling, UPVC double glazed side window.

Separate Wc

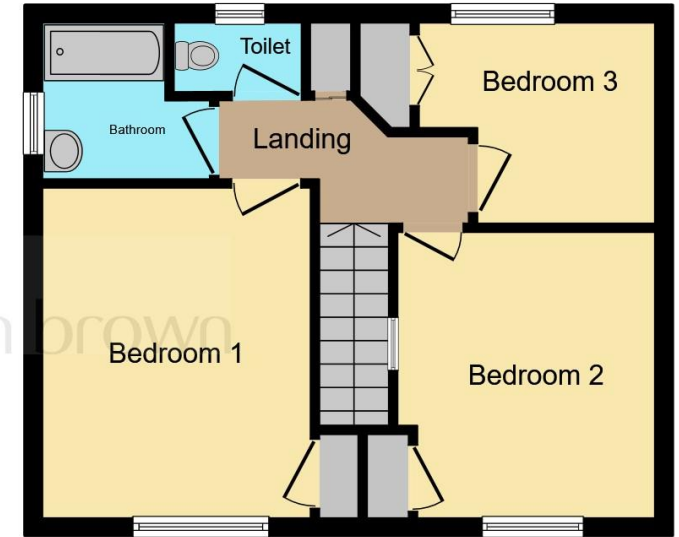
WC, UPVC double glazed rear window.

Outside

To the front of the property there is a shingled driveway offering ample off road parking. To the rear of the property there is a large enclosed rear garden which is mainly laid to lawn with a pathway, mature flower beds, trees and shrubs.



Ground Floor



First Floor

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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welcome to

Boscombe Road, Watton Thetford

- Semi-Detached House
- Three Bedrooms
- 'L' Shaped Lounge
- Large Enclosed Rear Garden
- Ample Off Road Parking

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£200,000

directions to this property:

Leave our Watton office on the High Street towards Norwich. At the traffic lights continue straight onto Norwich Road and then at the mini-roundabout continue straight over. At the next roundabout continue straight over continuing on Norwich Road then take the second right onto Hendon Avenue. At the end of the road turn left continuing on Hedon Avenue following the road round to the right onto Northolt Road. Take the second right onto Boscombe Road where the property will be located at the end of the cul-de-sac on your right.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108109 - 0002

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