



Akrotiri Square, Watton Thetford IP25 6HY

welcome to

Akrotiri Square, Watton Thetford

> > SHARED OWNERSHIP! A three-bedroom semi-detached family home, located within the market town of Watton. Boasting driveway parking for up to two vehicles, fully enclosed garden, modern fixtures and fittings and so much more!



The Accommodation

External entrance door opening to:

Entrance Hall

Laminate flooring, staircase rising to first floor accommodation, under-stairs storage.

Ground Floor Cloakroom

Suite comprising low level w.c, hand wash basin, radiator, UPVC double glazed window to side aspect.

Lounge

15' 5" x 14' 5" (4.70m x 4.39m)
Carpet flooring, radiator, UPVC double glazed windows to rear & side aspects.

Kitchen

10' 10" x 7' 11" (3.30m x 2.41m)
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer, space for cooker, space for fridge/freezer, radiator, vinyl flooring, washing machine, UPVC double glazed window to front aspect.

Landing

Carpet flooring, airing cupboard.

Bedroom 1

14' 3" x 8' 1" (4.34m x 2.46m)
Carpet flooring, radiator, UPVC double glazed window to front aspect, wardrobe.

Bedroom 2

15' 3" x 7' 2" (4.65m x 2.18m)
Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Bedroom 3

10' 7" x 6' 8" (3.23m x 2.03m)
Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Family Bathroom

Suite comprising low level WC, hand wash basin, panel bath with electric shower over, tile effect flooring, UPVC double glazed window to side aspect.

Outside

To the front of the property, a brick weave driveway provides parking for up to two vehicles and is bordered by hedging & shrubs. To the rear, a fully enclosed garden mainly laid to lawn provides a delightful place to unwind and relax in the warmer months, with patio seating area and shed outbuilding included.

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

This property is to be offered under a 50% shared ownership basis along with the housing association. For further information, including fees, rent & service charges, please contact the office.



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Akrotiri Square, Watton Thetford

- 50% Shared Ownership
- No onward chain
- Three-bedroom semi-detached house
- Driveway parking
- Fully enclosed rear garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 33.50

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 100 years from 19 Oct 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108465 - 0006

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