



Akrotiri Square, Watton Thetford IP25 6HZ

welcome to

Akrotiri Square, Watton Thetford

> > DRIVEWAY! A two-bedroom end-terraced home, located within the market town of Watton. Situated close to amenities, this property boasts a spacious lounge, two double bedrooms, generous garden and a driveway!



The Accommodation

External entrance door opening to:

Entrance Hall

Laminate flooring, radiator, UPVC double glazed window to front aspect.

Lounge

14' 4" x 14' 2" (4.37m x 4.32m)

Laminate flooring, radiator, UPVC double glazed window to rear aspect.

Kitchen

17' 6" x 6' 9" (5.33m x 2.06m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, vinyl flooring, space for cooker, radiator, external entrance doors to front and rear aspects.

Landing

Carpet flooring.

Bedroom 1

14' 5" x 9' 5" (4.39m x 2.87m)

Carpet flooring, radiator, built-in wardrobe, UPVC double glazed window to rear aspect.

Bedroom 2

11' 11" x 8' 10" (3.63m x 2.69m)

Carpet flooring, radiator, UPVC double glazed window to rear aspect.

Family Bathroom

Suite comprising low level WC hand wash basin, panel bath with shower fixture over, radiator.

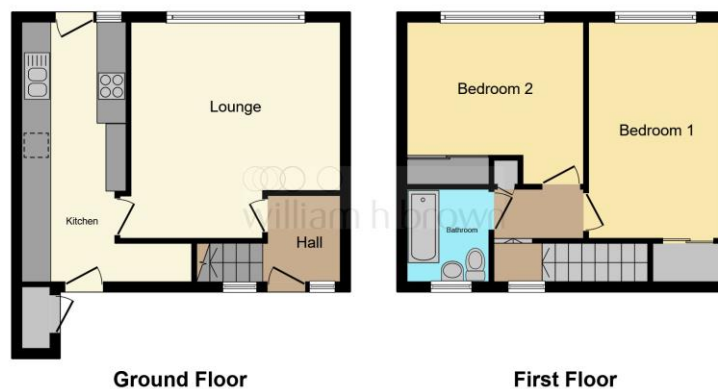
Outside

To the front of the property, a driveway provides parking and is decorated with shrubs either side. To the rear, a fully enclosed rear garden is mainly laid to lawn and again decorated with mature shrubs, making for a lovely place to unwind and relax in the warmer months.

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



view this property online williamhbrown.co.uk/Property/WAT108367



welcome to

Akrotiri Square, Watton Thetford

- Two-bedroom end-terraced house
- NO ONWARD CHAIN
- Presented in good order throughout
- Generous rear garden
- Driveway parking

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108367



Property Ref:
WAT108367 - 0006

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