









welcome to

Donald Moore Gardens, Watton Thetford

> CONSERVATORY! A two-bedroom semi-detached bungalow located on the popular age-restricted development of Donald Moore Gardens, Watton. Benefiting from communal spaces, conservatory, fitted kitchen and shower room, double bedrooms, lounge and fully enclosed rear garden!













The Accommodation

External entrance door opening to:

Entrance Hall

Carpet flooring, storage radiator.

Lounge

13' 6" x 12' 4" (4.11m x 3.76m)

Carpet flooring, storage radiator, patio doors to front aspect.

Kitchen

9' 6" x 8' 9" (2.90m x 2.67m)

Floor and wall mounted fitted kitchen units with work surfaces over, inset sink and drainer, double glazed window to rear aspect.

Conservatory

8' 10" x 6' 7" (2.69m x 2.01m) Of UPVC construction, tiled flooring, external entrance door to rear aspect.

Bedroom 1

11' 8" x 10' 8" (3.56m x 3.25m) Carpet flooring, storage radiator, double glazed window to rear aspect.

Bedroom 2

10' 8" x 9' 6" (3.25m x 2.90m) Carpet flooring, storage radiator, double glazed window to front aspect, built-in storage.

Shower Room

Suite comprising low level WC hand wash basin, shower, double glazed window to rear aspect.

Outside

To the front of the property, an open communal space can be found which is mainly laid to lawn and decorated with patio slabs and shrubs. To the rear, there is a low-maintenance fully enclosed garden with shrubs.





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Donald Moore Gardens, Watton Thetford

- Two-bedroom semi-detached bungalow
- Age-restricted development
- No onward chain
- Conservatory
- Fully enclosed rear garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

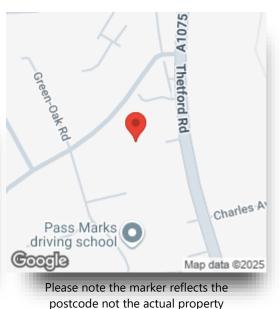
This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000









view this property online williamhbrown.co.uk/Property/WAT108643



Property Ref: WAT108643 - 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.





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