



Cardington Road, Watton Thetford IP25 6JR

welcome to

Cardington Road, Watton Thetford

> > NO ONWARD CHAIN! A three-bedroom end-terraced home in Watton featuring an open-plan lounge/kitchen/diner, utility room, a generous enclosed rear garden, and off-road parking, close to local amenities and public transport. Call now to arrange a viewing!



Public Notice

4 Cardington Road, Watton, IP25 6JR

We are acting in the sale of the above property and have received an offer of £155,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Entrance Hall

Front entrance door, staircase to first floor, door into the kitchen.

Lounge / Kitchen / Diner

Lounge/Diner: Double glazed rear window and double doors to the rear garden, electric radiator.

Kitchen: Fitted with a matching range of base, wall and drawer units, work surfaces, stainless steel sink unit and drainer, built in electric oven with electric hobs, plumbing for washing machine, space for fridge freezer,

Utility

Three double glazed windows.

First Floor Landing

Airing cupboard, two double glazed front windows, doors to:

Bedroom One

Double glazed rear window, fitted wardrobe, electric radiator.

Bedroom Two

Double glazed rear window, fitted wardrobe, electric radiator.

Bedroom Three

Double glazed front window, fitted wardrobe, electric radiator.

Bathroom

Fitted with a three piece suite comprising of bath, WC, wash hand basin, towel radiator, fully tiled walls, tiled flooring, double glazed side window.

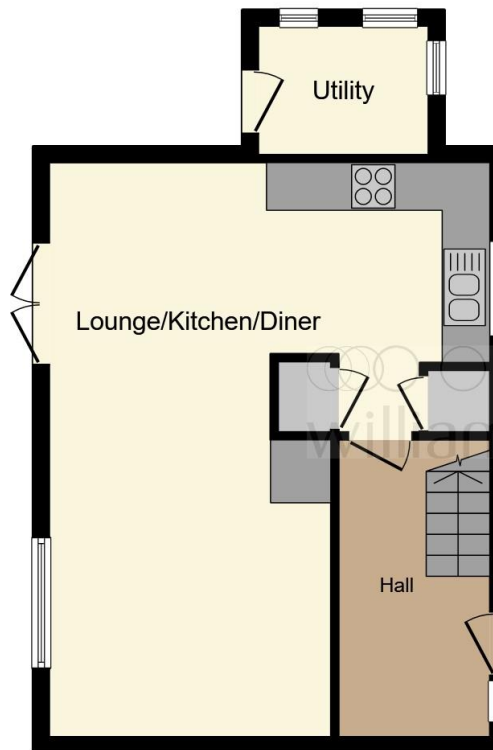
Outside

To the front of the property there is a pathway leading to the front door and off road parking. To the rear of the property there is a generous size garden mainly laid to lawn with a patio.

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.



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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Cardington Road, Watton Thetford

- No Onward Chain
- End-Terraced Family Home
- Three Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Utility Room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108641 - 0005

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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