



Farnborough Road, Watton Thetford IP25 6JL

welcome to

Farnborough Road, Watton Thetford

>>NO ONWARD CHAIN!! A two bedroom end-terraced home. Perfect for First Time Buyers and Investors alike, located within the market town of Watton. Situated close to amenities, this property boasts a spacious lounge, two double bedrooms, generous garden and off road parking !



The Accomodation

Entrance Hall

Double glazed door to side aspect, wood effect flooring, stairs leading to first floor

Lounge

13' 1" x 11' 3" (3.99m x 3.43m)

Central log burner, wood effect flooring, electric heater, double glazed window to front aspect, storage cupboard

Kitchen

12' 3" x 8' 9" (3.73m x 2.67m)

Range of wall and basin units, complementary rolled edge work surfaces, inset 1.5 sink and drainer basin, space for electric oven, space for washing machine, space for fridge freezer, storage cupboard, wood effect flooring, double glazed door to side aspect and double glazed window to front aspect.

Landing

Carpet Flooring, double glazed window to side.

Bedroom 1

13' 1" x 11' 4" (3.99m x 3.45m)

Carpet flooring, electric heater, wardrobes, double glazed window to front aspect.

Bedroom 2

8' 7" x 8' 4" (2.62m x 2.54m)

Carpet flooring, electric heater, storage cupboard, double glazed window to rear aspect.

Bathroom

Three piece suite, low level W.C., pedestal hand wash basin, paneled bath, wood effect flooring, double glazed window to rear aspect.

Outside

To the front low maintenance shingled garden, over looking the communal green. To the rear of the property it is mostly shingled, with a small patio with

pergola, shed which is adjacent to the gates leading to rear parking.

Location

The market town of Watton has a range of amenities including a supermarket, chemist and 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 nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes.

Agents Note

William H Brown are aware there is a management charge of £120 per annum for the up keep of communal areas.



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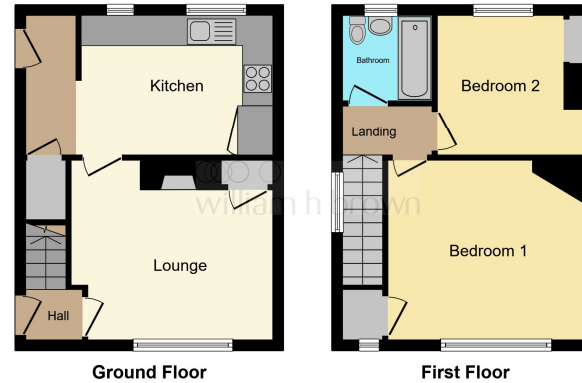


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Farnborough Road, Watton Thetford

- NO ONWARD CHAIN
- Two Double Bedrooms
- Off-Road Private Parking
- PVC Double Glazed Windows
- Perfect for First Time Buyers

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



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

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108732 - 0004

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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.



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