



Dudley Close, Watton Thetford IP25 6QZ

welcome to

Dudley Close, Watton Thetford

> > CALLING ALL FIRST TIME BUYERS! A stylish two-bedroom mid-terrace home in a quiet Watton cul-de-sac, offering modern living close to local amenities and schools with two parking spaces - available at 70% shared ownership. Call us today to arrange your viewing!



Lounge

14' 8" max x 13' 8" max (4.47m max x 4.17m max)

Front entrance composite door, UPVC double glazed front window, two radiators, staircase to first floor, under stair storage cupboard, door to cloakroom and kitchen/diner.

Cloakroom

Fitted with a two piece white suite comprising low level WC, vanity wash hand basin, radiator.

Kitchen / Diner

14' 8" max x 10' 4" max (4.47m max x 3.15m max)

Fitted with a matching range of base, wall and drawer units, work surfaces, stainless steel sink unit and drainer, built in electric oven with gas hob and cooker hood over, tiled splashbacks, plumbing for washing machine, wall mounted gas central heating boiler, UPVC double glazed rear window, UPVC double glazed door to the rear garden.

First Floor Landing

Airing cupboard, access to loft space, doors to;

Bedroom One

14' 9" max x 13' 10" max (4.50m max x 4.22m max)

Two UPVC double glazed front windows, radiator.

Bedroom Two

7' 6" x 10' 2" (2.29m x 3.10m)

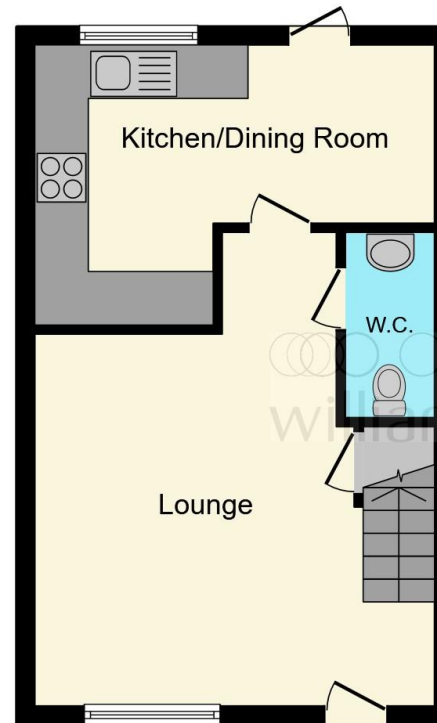
UPVC double glazed rear window, radiator.

Bathroom

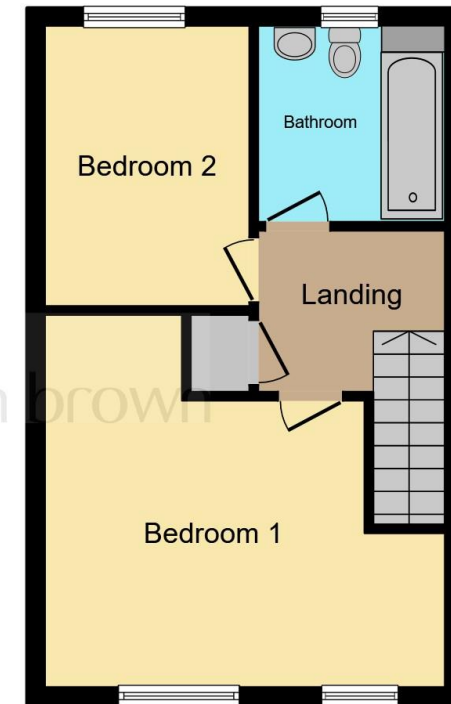
Fitted with a three piece white suite comprising panelled bath with shower over, low level WC, vanity wash basin, tiling, radiator, UPVC double glazed rear window.

Outside

To the front of the property there is a low maintenance garden with an access pathway to the front door and there are two allocated parking spaces. To the rear of the property there is a lawned garden with a patio, pathway to the storage shed. The garden is enclosed by fencing.



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



view this property online williamhbrown.co.uk/Property/WAT107065



welcome to

Dudley Close, Watton Thetford

- 70% Shared Ownership
- Mid-Terraced Home
- Two Bedrooms
- Kitchen/Diner
- Front & Enclosed Rear Garden

Tenure: Leasehold EPC Rating: B

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 01 Apr 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

Leave our Watton Office on the High Street heading out of town towards Norwich. At the cross roads turn right onto Thetford Road and then take the ninth right into Byfords Way and then take the first right into Dudley Close. The property will be situated on your right towards the end of the close.

£126,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT107065



Property Ref:
WAT107065 - 0003

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