



Dudley Close, Watton THETFORD IP25 6QZ



welcome to

Dudley Close, Watton THETFORD

>>SHARED OWNERSHIP! A modern three-bedroom mid-terrace home situated in a peaceful cul de-sac, ideal family home located close to local amenities and school offered with two parking spaces - available at 35% shared ownership. Call now so you don't miss out on this opportunity!



The Accommodation

Entrance Hall

Wood effect flooring, Radiator, stairs to first floor, UPVC double glazed door to front aspect.

Cloakroom W.C

Wood effect flooring, Low level W.C., Pedestal hand wash basin, Space for Washing machine and Tumble dryer. radiator, Double glazed frosted window to front aspect

Kitchen

10' 3" x 7' 1" (3.12m x 2.16m)

Wood effect flooring, Complimentary rolled edge work surfaces, Range of wall mounted and low level cupboards, Inset electric oven, Inset gas hob, Extractor hood, Inset 1.5 sink drainer, space for Dishwasher and Fridge Freezer, Radiator, Double Glazed window to front aspect.

Lounge

15' 7" x 16' 9" (4.75m x 5.11m)

Wood effect flooring, Radiator, Storage cupboard, Double glazed window and door to rear aspect.

Landing

Carpet Flooring, Loft access, Storage cupboard

Bedroom 1

14' 1" x 9' (4.29m x 2.74m)

Carpet Flooring, Radiator, Double glazed window to front aspect

Bedroom 2

12' 1" x 8' 10" (3.68m x 2.69m)

Carpet flooring, Radiator, Double glazed window to rear aspect.

Bedroom 3

8' 9" x 7' 6" (2.67m x 2.29m)

Carpet Flooring, Radiator, Double glazed window to front aspect

Family Bathroom

Vinyl flooring, panelled bath with overhead shower,

low level W.C., Pedestal hand wash basin, Radiator, Double glazed frosted window to rear aspect

Outside

To the front of the property there is two allocated parking spaces, pathing slab pathway to the front of the property with shingled area.

To the rear of the property is compromises of a fully enclosed garden with a patio area and an area laid to lawn, a wooden shed at the back of the garden. There is also rear access which runs parallel behind the neighbouring property.

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.

Agents Note

Please note the listing price shown of £71,750 is a 35% share, based on the full market value of £205,000. We understand the property is leasehold. The lease length is 125 years from 2017. The current ground rent is £385.02 per month and the current buildings insurance is £24.67 per month and a service charge of £15.52 per month as well. We are also informed by the vendor this property is subject to an annual management charge of approximately £20.06 per month for the upkeep of the communal areas within this development. Further details of this can be obtained from the vendors solicitor at the time of purchase.



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Dudley Close, Watton THETFORD

- **35% Shared Ownership**
- Three Bedrooms
- Convenient Cloakroom and Family Bathroom
- Allocated Parking for two cars
- Ideal First Time Home

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 15.52

Ground Rent: 385.02

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.

shared ownership

£71,750



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108620 - 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.

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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