



56 Jubilee Road

£300,000

A well presented three-bedroom detached house situated in the popular market town of Watton.

This property is ideal for a first-time buyer or a growing family.

As you enter, there is an entrance porch that leads through to a separate hallway, adjacent is a cloakroom/WC and a modern fitted kitchen with a range of fitted units at base and eye level and a range of integrated appliances.

Further on, there is a spacious living room with an archway leading to a dining room with patio doors to garden.

Upstairs, are the three bedrooms, two of which are double and benefit from fitted wardrobes, these rooms are serviced by a modern shower room.

Outside, to the front, is off-street parking via a driveway that leads to a integrated garage that can also be accessed inside the property.

To the rear, is a small rear garden allowing low maintenance with laid patio and laid grass, flower beds and shrubs.

Services

Oil central heating. Mains water, drainage, and electricity are connected.



Situation

Watton is a small Breckland market town located between Dereham and Thetford on the A1075. The town offers a variety of independent shops and retailers, along with national supermarket Tesco. There are a number of local cafe's, restaurants and public houses, as well as junior and secondary schooling.

Directions

To find the property from Dereham head south on Shipdham Road (A1075) for approximately 10 miles. Upon reaching Watton along the Dereham Road, take the right hand turning opposite Tesco Superstore onto Merton Road, followed by the right hand turning onto Jubilee Road where the property will be found at the end of the road.

For further information and to arrange your viewing, please contact our friendly and professional staff.

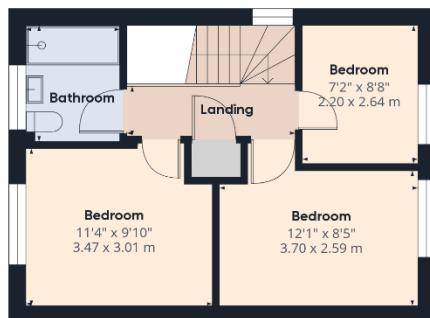
This property is being marketed by our Dereham office and the property reference is AD0380.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

PARSONS
COMPANY

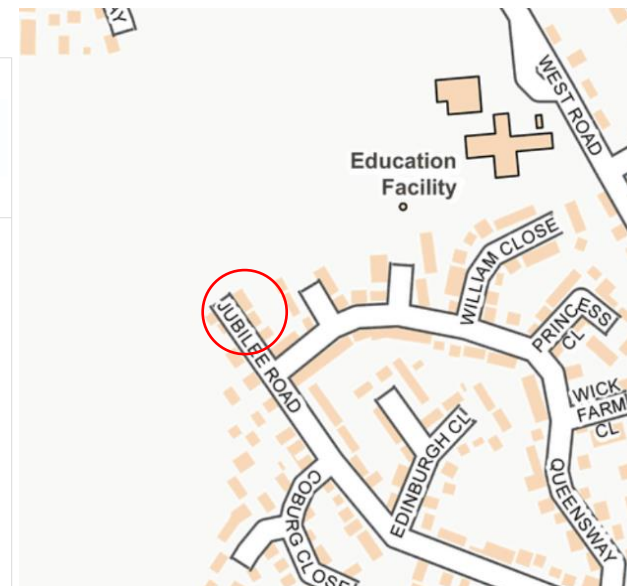
Approximate total area¹⁾
1053.79 ft²
97.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ

01362 696895

post@parsonsandcompany.co.uk

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompany.co.uk