

36 High Street, Brandon, Suffolk, IP27 0AQ  
Tel: 01842 813466  
brandon@chilternsestateagents.co.uk  
www.shiresresidential.com

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Estate & Letting Agents



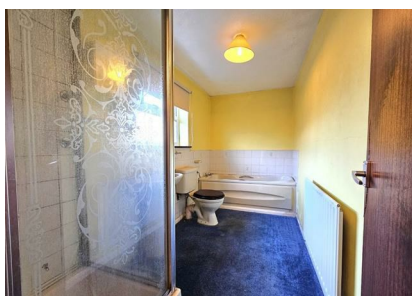
**West Road, Thetford, Norfolk, IP25 6AU**

**Rent - Fixed Asking Price £190,000**

**Deposit -**

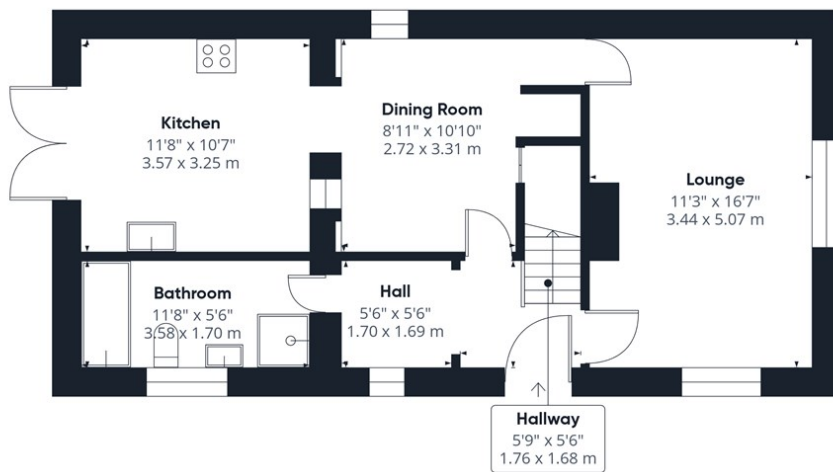
Located in the popular area of West Road, Watton, this extended three-bedroom semi-detached home offers an exciting opportunity for buyers looking to put their own stamp on a property. The home has been thoughtfully extended to the side, providing a larger kitchen, an extended bathroom, and the addition of a separate dining room, making it ideal for family living. The ground floor also features a generously sized separate living room, offering a traditional layout with distinct, functional spaces.

- INVESTMENT OPPORTUNITY
- SEPARATE DINING ROOM AND LIVING ROOM
- OFF ROAD PARKING
- CHAIN FREE
- EXTENDED KITCHEN/BREAKFAST ROOM
- GENEROUS PLOT
- CLOSE TO LOCAL AMENITIES
- REFURBISHMENT OPPORTUNITY

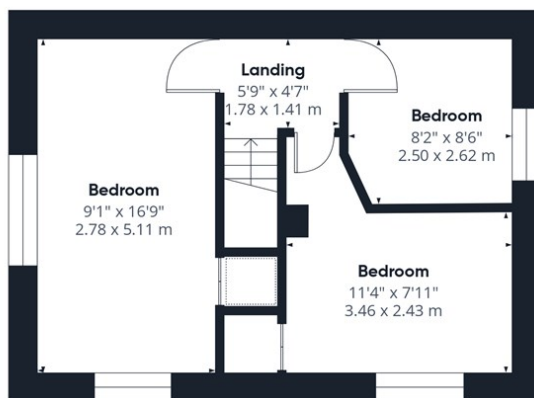


Council Tax Band: B - EPC Rating: null





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
926 ft<sup>2</sup>  
85.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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