



Adcock Road, Watton THETFORD IP25 6NX

welcome to

Adcock Road, Watton THETFORD

A well-presented two-bedroom home on a sought-after Watton estate, offering a cosy lounge with multi-fuel burner, modern kitchen, en-suite to main bedroom, driveway parking, and a low-maintenance rear garden. Early viewing recommended.



**Entrance Hall
Cloakroom WC**

Tiled flooring, Low level WC, Handwash basin with vanity cabinet, Radiator

Lounge

Wood effect flooring, Double glazed window to the rear aspect, Double glazed French doors to the rear aspect, Multi-fuel burner, Storage cupboard, Radiator

Kitchen

Tiled flooring, Range of wall mounted units, Complimentary rolled edge worksurfaces, Double glazed window to the front aspect, Fitted blinds, Integrated gas hob, Inset 1.5 sink/drain, Space for washing machine, dishwasher and fridge freezer, Radiator, Water softener

First Floor Landing

Carpet flooring, Loft access

Bedroom 1

Carpet flooring, Double glazed windows to the front aspect, Triple built-in wardrobe, Radiator

En-Suite

Wood effect flooring, Double shower cubicle, Low level WC, Pedestal handwash basin, Vanity storage cupboard

Bedroom 2

Carpet flooring, Radiator, Double glazed window to the rear

Bathroom

Carpet flooring, Panelled bath with over-head shower, Pedestal handwash basin, Low level WC, Frosted double glazed window to the rear aspect, Radiator

Outside

To the front of the property there is driveway parking with patio path, leading to rear garden access gate. To the rear of the property there is a well-maintained garden with artificial grass, patio area, raised beds, mature shrubs and a wooden shed



view this property online williamhbrown.co.uk/Property/WAT108480

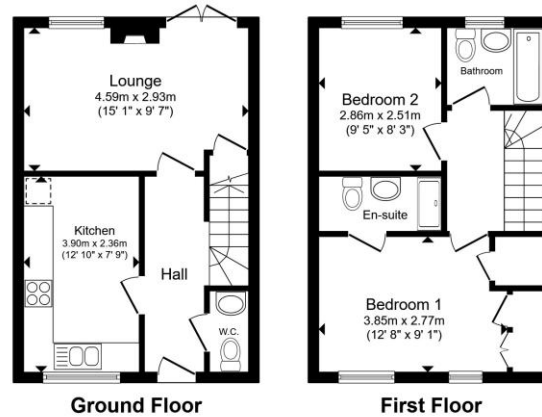


welcome to

Adcock Road, Watton THETFORD

- Well-Presented Two Bedroom Home
- Sought-After Location
- Multi-Fuel Burner in Lounge
- Driveway Parking
- Low-Maintenance Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: B



offers over
£180,000

Total floor area 64.5 m² (695 sq.ft.) approx
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.propertybox.ie


william
h brown



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108480



Property Ref:
WAT108480 - 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.


william h brown



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk