Brandon Road, Watton Thetford IP25 6AL

william h brown

welcome to

Brandon Road, Watton Thetford

A charming semi-detached cottage in the heart of Watton, featuring a newly fitted bathroom, solar panels, two bedrooms, a spacious rear garden and easy access to local schools, shops and transport links. Early viewing recommended.

Entrance Porch
Carpet flooring, Double glazed window to the side aspect, Frosted double glazed window to the front aspect

Lounge
Carpet flooring, Two radiators, Double glazed window to the front aspect, Central open fireplace, Exposed beam

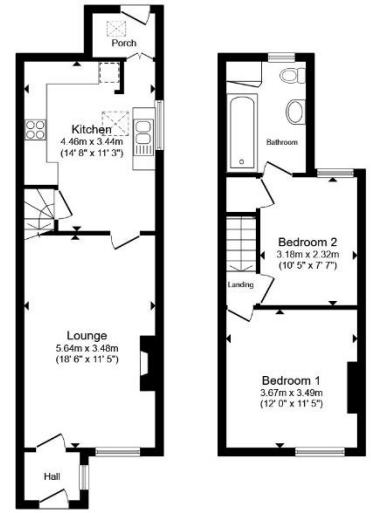
Kitchen
Vinyl flooring, Range of wall-mounted low-level units, Complimentary rolled-edge worksurfaces, 1.5 sink/drainer, Frosted double glazed window to the side aspect, Space for oven, washing machine and fridge freezer, Radiator, extractor hood, Exposed beams, Velux windows

Rear Porch
Vinyl flooring, Double glazed window to the rear aspect, UPVC door to the rear, Air source system

Bedroom One
Carpet flooring, Double glazed window to the front aspect, Radiator

Bedroom Two
Carpet flooring, Radiator, Double glazed window to the rear, Loft access, Storage cupboard

Bathroom
Tiled flooring, Panelled bath and overhead shower, Frosted double glazed window to the rear aspect, Low-level WC, Handwash basin with under storage, Radiator, Storage cupboard



Ground Floor **First Floor**

Total floor area 71.3 m² (768 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.io

william h brown

view this property online williamhbrown.co.uk/Property/WAT108995

welcome to

Brandon Road, Watton Thetford

- Semi-Detached Cottage
- Solar Panels and Air Source Heating
- Newly Fitted Bathroom
- Spacious Lounge with Fireplace
- New Radiators Installed Throughout

Tenure: Freehold EPC Rating: F
Council Tax Band: A

£190,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108995

The Property Ombudsman

Property Ref:
WAT108995 - 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

01953 881951

Watton@williamhbrown.co.uk

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

williamhbrown.co.uk

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.