





Churchill Close,Watton Thetford IP25 6BB

william h brown

welcome to

Churchill Close, Watton Thetford

>>DETACHED BUNGALOW! Three-bedroom detached bungalow in Watton, offering great potential. The property features a spacious lounge, private driveway, and a generous enclosed rear garden, ideal for those looking to modernise and extend (STPP).













Porch
Tiled flooring, Windows to the front and side aspect, Door to the front aspect, Brickbase

Entrance Hall
Carpet flooring, Electric radiator, Storage cupboard, Loft access

Cloakroom Wc
Low-level WC, Handwash basin, Lighting

Lounge
Carpet flooring, Radiator, Windows to the front and side aspect, Central electric fireplace

Kitchen
Carpet flooring, Radiator, Window to the rear aspect, Door to the side aspect, Range of wall-mounted low-level units, Complimentary rolled edge worksurfaces, 1.5 sink/drainer, Space for washing machine and low-level fridge freezer, Storage cupboard

Bedroom One
Carpet flooring, Window to the front aspect, Build-in wardrobe

Bedroom Two
Carpet flooring, Radiator, Window to the side aspect, Built-in wardrobe

Bedroom Three
Carpet flooring, Window to the rear aspect, Storage cupboard

Shower Room
Tiled flooring, Frosted window to the rear aspect, Pedestal handwash basin, Low-level WC, Shower cubicle,

Outside
To the front of the property there is a shingle driveway and area laid to lawn with mature trees and shrubbery. To the rear of the property there is an expansive enclosed garden, laid to lawn, edged with trees and shrubs. There is also a 'lean to' and wooden shed.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Churchill Close, Watton Thetford

- Detached Bungalow!
- Expansive Rear Garden
- Driveway
- Spacious Lounge
- Shower Room

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



Total floor area 100.2 m² (1,078 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

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£260,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
WAT108952 - 0008

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.

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