



**Woollen Way, Watton Thetford IP25 6YT**

**welcome to**

**Woollen Way, Watton Thetford**

A fantastic opportunity to purchase a 75% shared equity with the ability to staircase, two-bedroom semi-detached home set within a peaceful cul-de-sac.

This well-presented property offers two double bedrooms, air source heating, and two allocated parking spaces, making it an ideal first-time buy.



## **The Accommodation**

### **Entrance Hall**

Wood Flooring, Radiator, UPVC frosted door to front aspect, Stairs to first floor,

### **Cloakroom W.C**

Tiled Flooring, Radiator, Low Level WC, Pedestal hand wash basin, Extractor fan

### **Kitchen**

Tiled Flooring, Complimentary rolled edge work surfaces, Range of wall mounted and low-level units, integrated electric oven, inset ceramic hob, extractor hood, inset 1.5 sink drainer, space for washing machine, dishwasher. fridge/freezer, triple glazed window to front aspect.

### **Lounge**

Wood Flooring, Triple Glazed French doors to rear aspect, Radiator, Triple glazed window to side aspect.

### **Landing**

Carpet flooring, Storage cupboard, Loft access

### **Bedroom 1**

Carpet flooring, radiator, Triple glazed window to rear access.

### **Bedroom 2**

Wood effect flooring, storage cupboard, Triple glazed window to front aspect, Radiator

## **Bathroom**

Wood effect flooring, panelled bath with overhead shower, low level WC, pedestal hand wash basin, radiator, triple glazed frosted window to side aspect.

## **Outside**

To the front the property offers 2 allocated parking spaces in tandem, it boasts a laid to lawn front garden with some mature shrubbery and a brick weave pathway leading to the front door.

To the rear of the property, it boasts a good sized fully enclosed garden which is mostly laid to lawn with a patio area and side access.



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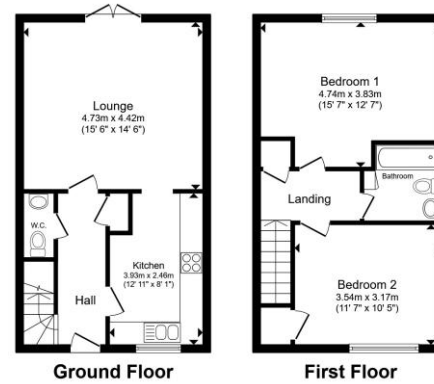
- \*\* 75% SHARED EQUITY \*\*
- 2 BEDROOM SEMI-DETACHED
- AIR SOURCE HEATING
- TWO DOUBLE BEDROOMS
- 2 ALLOCATED PARKING SPACES

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 174.30

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 09 Jun 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 80.6 m<sup>2</sup> (867 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.co



# £168,750



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108981 - 0005

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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.



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