



**Tom Milford Place, Watton Thetford IP25 6UN**

**welcome to**

**Tom Milford Place, Watton Thetford**

>> CHAIN-FREE!! A well-presented two-bedroom mid-terraced home in the vibrant market town of Watton, offering great transport links, local amenities, low-maintenance gardens and allocated parking. Ideal for first-time buyers, investors or those looking to downsize.



## Porch

Carpet flooring, Radiator, UPVC door to the front aspect, Stairs leading to first floor

## Lounge

13' 4" x 12' ( 4.06m x 3.66m )

Carpet flooring, Radiator, double glazed window to the front aspect, Storage cupboard

## Kitchen/Diner

16' 5" x 8' ( 5.00m x 2.44m )

Vinyl flooring, Radiator, Range of wall mounted low-level units, Inset 1.5 sink/drainers, Space for oven, Space for washing machine, Space for fridge freezer, Two double glazed windows to the rear aspect, UPVC Double glazed door to the rear aspect

## Bedroom 1

13' 1" x 8' 8" ( 3.99m x 2.64m )

Carpet flooring, Radiator, Double glazed window to the front aspect, Storage cupboard

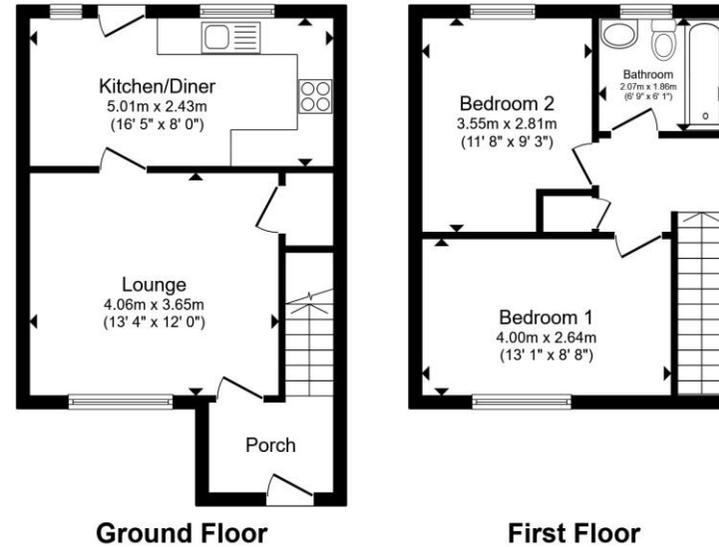
## Bedroom 2

11' 8" x 9' 3" ( 3.56m x 2.82m )

Carpet flooring, radiator, double glazed window to the rear aspect

## Bathroom

Vinyl flooring, Frosted double glazed window to the rear aspect, Panelled bath with overhead shower, Low-level WC, Handwash basin



Total floor area 65.2 m<sup>2</sup> (702 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](http://www.propertybox.io)

  
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## Tom Milford Place, Watton Thetford

- Chain- Free Property
- Spacious Lounge and Kitchen/Diner
- Two Well-Proportioned Bedrooms
- Allocated Rear Parking Space
- Front and Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

**£160,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAT108943 - 0005

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