



**Dereham Road, Watton Thetford IP25 6ER**

**welcome to**

**Dereham Road, Watton Thetford**

>> OPEN-PLAN LIVING!! Well-presented one-bedroom home in the heart of Watton. Featuring a spacious double bedroom, modern fittings with character touches, and a private driveway with ample parking, this property is ideal for first-time buyers or investors.



**Lounge/Diner**

Carpet flooring, Radiators, Frosted Double glazed windows to the rear aspect

**Kitchen**

Vinyl flooring, Frosted double glazed windows to the front and rear aspect, Range of wall mounted low-level units, Complimentary rolled edge worksurfaces, Integrated oven, Ceramic hob, Extractor hood, Inset 1.5 sink/drainers, Spotlights, Under-stairs cupboard

**First Floor Landing**

Carpet flooring, Double glazed window to the front aspect

**Bedroom One**

Carpet flooring, Radiator, Frosted double glazed windows to the front and rear aspect, In-built storage

**Bathroom**

Vinyl flooring, Frosted double glazed window to the front and rear aspect, Radiator, Panelled bath with shower overhead, Low-level WC, Pedestal handwash basin, Extractor fan, Loft access



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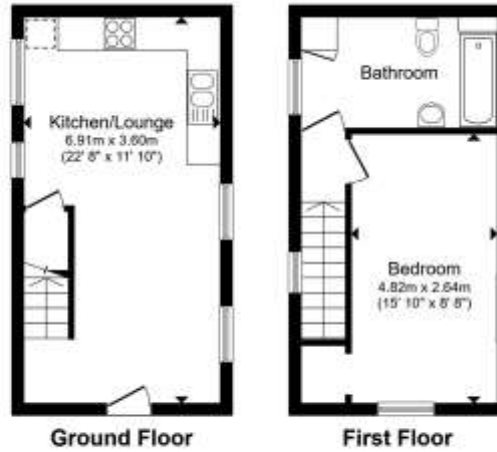


welcome to

## Dereham Road, Watton Thetford

- Well-Presented One-Bedroom Home
- Open-Plan Living
- Spacious Double Bedroom
- Modern Fitted Kitchen and Bathroom
- Driveway with Ample Parking

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



£145,000

Total floor area 48.6 m<sup>2</sup> (523 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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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAT109064 - 0003

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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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