



**Brandon Road, Watton Thetford IP25 6LL**

**welcome to**

**Brandon Road, Watton Thetford**

>> DETACHED THREE BEDROOM BUNGALOW!! This property is spacious throughout offering two reception rooms, ample off-road parking, garage and carport. Located in the heart of Watton. Early viewings essential!



### **Living Room**

13' 4" x 11' 8" ( 4.06m x 3.56m )

UPVC double glazed front window, brick fire place with hearth, radiator, TV point.

### **Kitchen**

15' 1" x 10' 8" ( 4.60m x 3.25m )

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, built in eye-line double oven, gas hob with cooker hood over, tiled splashbacks, plumbing for washing machine, two storage cupboards, radiator, UPVC double glazed front and side windows.

### **Dining Room**

11' 1" x 9' 8" ( 3.38m x 2.95m )

UPVC double glazed rear window, radiator.

### **Bedroom 1**

12' 1" x 8' 8" ( 3.68m x 2.64m )

UPVC double glazed front, side and rear windows, UPVC double glazed front and rear doors, radiator.

### **Bedroom 2**

11' 8" x 9' 8" ( 3.56m x 2.95m )

UPVC double glazed rear window, radiator.

### **Bedroom 3**

6' 8" x 6' 8" ( 2.03m x 2.03m )

UPVC double glazed side window, radiator.

### **Bathroom**

Fitted with a three piece white suite comprising bath with shower over, WC, wash hand basin with cupboard below, tiling, UPVC double glazed side window, radiator.



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welcome to

## Brandon Road, Watton Thetford

- Detached Bungalow
- Three Spacious Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- Garage

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

# £260,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108697 - 0007

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