



Redhill Park, Watton Thetford IP25 6RE

welcome to

Redhill Park, Watton Thetford

>> WELL-PRESENTED PARK HOME! Two-bedroom home featuring a spacious lounge/diner, fitted kitchen, two bedrooms, en-suite, driveway parking, garage, and a low-maintenance rear garden. Offers comfortable living in a convenient and well-connected location and is highly recommended for viewing!



Entrance Hall

Wood effect flooring, Radiator, Frosted double glazed window to the side aspect, Storage cupboard

Lounge/Diner

Wood effect flooring, Double glazed windows to the side and front aspect, Fitted blinds, Central electric fireplace, Radiator

Kitchen

Wood effect flooring, Double glazed window to the side aspect, Frosted door to the side aspect, Range of wall-mounted low level units, Complimentary rolled edge worksurfaces, Inset 1.5 sink/drain, Built in oven, Gas hob, Extractor fan, Space for washing machine, dishwasher, tumble dryer and fridge freezer, Storage cupboard,

Bedroom One

Wood effect flooring, Double glazed window to the side aspect, Fitted blinds, Radiator, Walk in wardrobe

En-Suite

Vinyl flooring, Frosted double glazed window to the rear aspect, Fitted blinds, Low-level WC, Pedestal handwash basin, Corner shower cubicle, Wall-mounted heated towel rail

Bedroom Two

Wood effect flooring, Double glazed window to the rear, Fitted wardrobe, Radiator

Bathroom

Vinyl flooring, Frosted double glazed window to the side aspect, Panelled bath, Low-level WC, Radiator, Pedestal handwash basin, Extractor fan, Vanity cupboard

Garage

Power and lighting, 'Up and Over' door, Personal door, EV Charger

Outside

There is a gravel driveway to the side of the property leading to the garage. There is a shingled rear garden with patio area and side access.

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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Redhill Park, Watton Thetford

- GUIDE PRICE £136,000 - £140,000
- Spacious Lounge/Diner
- Popular Location
- En-suite
- Garage

Tenure: EPC Rating: F
Council Tax Band: A



We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

£140,000

Total floor area 84.2 m² (906 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 areas), openings and orientations 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 buyer must rely upon its own inspection. Powered by www.propertybox.co.uk



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT109051 - 0011

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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