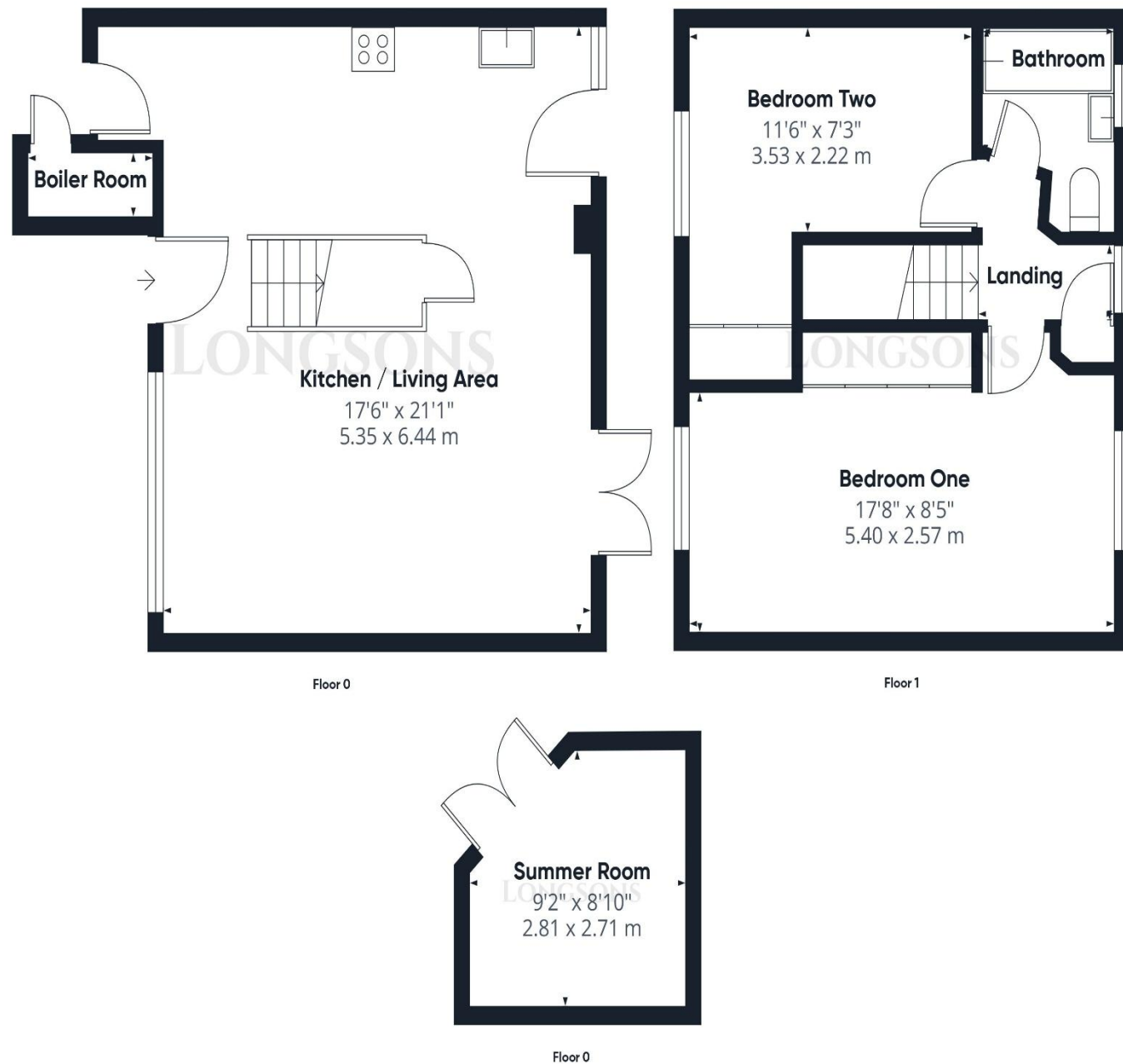




Akrotiri Square, Watton, Thetford, IP25 6HY

Well presented two bedroom terraced house situated on a popular development in the market town of Watton. Finished to a high standard, the property offers open plan living room/kitchen, bathroom and plenty of garden space. Viewing recommended.

Offers Over £180,000 Freehold





Front Garden

Laid to shingle with ample off-road parking for multiple vehicles, fencing to perimeter, outside lighting and an outside tap, a small porch area with storage cupboard housing gas combination boiler.

Rear Garden

Mainly laid to lawn, patio seating area, timber summer room, outside tap.

Summer Room

8'10" (2.69m) x 9'2" (2.79m)

Timber construction with light and power.

Agent's Note

EPC rating TBC (Full copy available on request)
Council tax band A (Own enquiries should be made via Breckland District Council)

- Two Bedrooms
- Located on Popular Development in Market Town
- Open Plan Living Room/Kitchen
- Energy Efficiency Rating TBC
- Garden and Ample Off-road Parking
- Summer Room

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Situated on a popular development in the market town of Watton, Longsons are delighted to bring to the market this well presented two bedroom terrace house. Finished to a high standard, the property has lots to offer including an open plan living room/kitchen, bathroom, plenty of garden space, driveway providing ample off-road parking for multiple vehicles, gas central heating and UPVC double glazing throughout.

Briefly the property offers open plan living room/kitchen, two generous sized bedrooms, bathroom, rear garden with summer room, driveway, outside storage porch, gas central heating and UPVC double glazing throughout.

Watton
The well-served market town of Watton is in the district of Breckland, perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. There is a traditional market

held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich. Swaffham 10 miles; Dereham 10 miles; Thetford 15 miles; Norwich 23 miles.

Living/Kitchen Area
21'1" (6.43m) x 17'6" (5.33m)

Laminate flooring, radiator, understairs storage cupboard, UPVC double glazed window to front, French doors to rear garden. Fitted cabinets to floor and wall with laminate worktop over and splashback, intergrated fan oven and microwave, integrated ceramic hob with extractor hood over, inset composite sink unit with spring neck mixer tap and integrated drainer, space and plumbing for washing machine, obscured glass entrance door to front, upright radiator with integrated mirror,

UPVC double glazed window and door to rear garden.

Landing

Loft access, feature red panels, small storage cupboard.

Bedroom One
17'8" (5.38m) x 8'5" (2.57m)

Two built-in wardrobes, radiator, UPVC double glazed windows to front and rear.

Bedroom Two
11'6" (3.51m) x 7'3" (2.21m)

Built-in wardrobes, radiator and UPVC double glazed window to front.

Bathroom
5'10" (1.78m) x 4'3" (1.3m)

Fully tiled from floor to ceiling, WC, hand washbasin with fitted vanity unit, jacuzzi bath with mixer tap and shower over, extractor fan, towel radiator and obscured UPVC double glazed window to rear.

