



Brandon Road, Watton Thetford IP25 6AL

welcome to

Brandon Road, Watton Thetford

UK BIGGEST OPEN HOUSE EVENT >> Two-bedroom home, ideally located in the heart of Watton and close to local amenities. The property features a bright lounge, modern kitchen, two bedrooms, a fitted bathroom, and a long rear garden with outbuilding. Early viewing advised.



Entrance Porch

Tiled flooring, Double glazed window to the front and side aspect, UPVC door to the front aspect

Lounge

Vinyl flooring, Double glazed window to the front aspect, Radiator, Central open fireplace

Kitchen

Vinyl flooring, Range of wall-mounted low-level units, Complimentary rolled edge worksurfaces, Integrated oven and gas hob, Extractor hob, Inset 1.5 sink/drain, Double glazed window to the rear aspect, Radiator, Storage cupboard

Bedroom One

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

Bedroom Two

Carpet flooring, Double glazed window to the rear aspect, Radiator

Bathroom

Vinyl flooring, Low-level WC, Wall-mounted heated towel rail, Pedestal handwash basin with vanity storage, Panelled bath and overhead shower, Frosted double glazed window to the side aspect, Fitted blinds

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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welcome to

Brandon Road, Watton Thetford

- Renovated Two-Bedroom House
- Large Rear Garden
- Newly-Fitted Kitchen
- Bright Lounge with Feature Fireplace
- Outbuilding with Plumbing

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

offers in excess of
£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT109045 - 0005

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.

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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