





Field Maple Road, Watton Thetford IP25 6GA

william h brown

welcome to

Field Maple Road, Watton Thetford

Well-presented three-bedroom end terrace town house arranged over three floors, featuring a modern kitchen, spacious lounge/diner, conservatory, en-suite to the principal bedroom, enclosed rear garden and allocated parking. Conveniently located close to local amenities and transport links.













Entrance Hall
Vinyl flooring, Storage cupboard, rad.

Cloakroom WC
Tiled flooring, Low-level WC, Radiator, Pedestal handwash basin, Extractor fan

Lounge
Carpet flooring, Radiator, Double glazed sliding door to the rear aspect

Kitchen
Tiled flooring, Double glazed window to the front aspect, Range of wall-mounted units, Complimentary rolled edge worksurfaces, Inset 1.5 sink/drainer, Oven with gas hob, Space for washing machine, fridge freezer and dishwasher

Conservatory
Tiled flooring, UPVC double glazed to the rear aspect, French doors

First Floor Landing
Carpet flooring, Airing cupboard, Double glazed window to the front aspect

Bedroom One
Carpet flooring, Radiator, Double glazed window to the front aspect, Fitted blinds, Loft access

En-Suite
Vinyl flooring, Frosted double glazed window to the rear aspect, Low-level WC, Shower cubicle, Pedestal handwash basin, Wall-mounted heated towel rail, Extractor fan

Bedroom Two
Carpet flooring, Double glazed window to the rear aspect, Fitted blinds, Radiator

Bedroom Three
Carpet flooring, Double glazed window to the front aspect, Fitted blinds, Radiator

Bathroom
Tiled flooring, Double glazed window to the side aspect, Low-level WC, Pedestal handwash basin, Panelled bath, Wall-mounted heated towel rail, Extractor fan

Outside
Rear garden, laid to lawn, rear access, shed

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

Field Maple Road, Watton Thetford

- Three spacious bedrooms
- Principal bedroom with en-suite
- Lounge/dining room
- Conservatory
- Modern fitted kitchen

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

offers in excess of

£220,000



Total floor area 84.4 m² (909 sq.ft.) approx









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
WAT109172 - 0002

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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