



Lancaster Avenue, Carbrooke Thetford IP25 6WS

welcome to

Lancaster Avenue, Carbrooke Thetford

>>THREE SPACIOUS BEDROOMS! Located on a popular development on the outskirts of Watton. The property features a spacious lounge, kitchen/diner, principal bedroom with en-suite, enclosed rear garden, and two allocated parking spaces, making it an ideal choice for families and first-time buyers!



Entrance Hall

Vinyl flooring, Radiator, UPVC double glazed window to the front aspect

Cloakroom WC

Vinyl flooring, Frosted double glazed window to the front aspect, Low-level WC, Pedestal handwash basin

Lounge

Carpet flooring, Double glazed window to the rear aspect, Fitted blinds, Radiator, Storage cupboard

Kitchen/Diner

Vinyl flooring, Double glazed window to the front aspect, Fitted blinds, Radiator, range of wall-mounted low level units, Complimentary rolled-edge worksurfaces, Inset 1.5 sink/drain, Space for dishwasher, washing machine and tumble dryer, Inset ceramic hob and oven, Space for American fridge freezer

First Floor Landing

Carpet flooring, Loft access, Airing cupboard

Bedroom One

Carpet flooring, Double glazed windows to the rear aspect, Fitted blinds, Built-in storage/wardrobes

En-Suite

Vinyl flooring, low-level WC, Pedestal handwash basin, Shower cubicle, Extractor fan

Bedroom Two

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

Bedroom Three

Carpet flooring, Double glazed window to the front access, Fitted blinds

Bathroom

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

Outside

To the front of the property there is a garden laid to lawn with a patio pathway to the front door. To the rear of the property there is an enclosed garden, mostly laid to lawn with a patio area. There is side and rear access and a wooden shed. there are also two allocated parking spaces for the property.

Agent's 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.



view this property online williamhbrown.co.uk/Property/WAT109133



welcome to

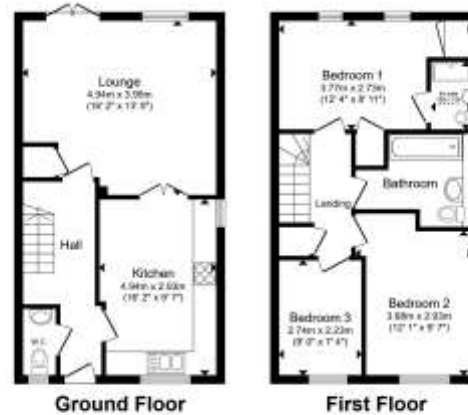
Lancaster Avenue, Carbrooke Thetford

- Three- Bedroom End-Terrace Home
- Popular Location
- Modern Kitchen/Diner
- Two Allocated Parking Spaces
- En-Suite Shower Room

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

guide price

£230,000



Total floor area 89.3 m² (961 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 area), spaces and orientation 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 party must rely upon its own inspection. Powered by www.propertybox.co.uk

william
h brown



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAT109133](https://www.williamhbrown.co.uk/Property/WAT109133)



Property Ref:
WAT109133 - 0003

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.



william h brown



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)