



Redhill Park Redhill Lane, Watton Thetford IP25 6RE

welcome to

Redhill Park Redhill Lane, Watton Thetford

> > NO CHAIN! A delightful two-bedroom park home, situated in a sought-after over 55s residential park. Boasting UPVC double glazing, gas-fired central heating, en-suite facilities, kitchen/diner, lounge and outside boasts a wrap round garden with a garage en-bloc.



The Accommodation

UPVC external entrance door opening to:

Entrance Hall Entrance Porch

Cupboard, door to kitchen/dining room.

Kitchen / Dining Room

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, built in electric double eye-line oven, electric hob with cooker hood over, built in fridge freezer, plumbing for washing machine, breakfast bar, radiator, space for dining table and chairs, UPVC double glaze side windows and door to the side.

Lounge

Fireplace with surround and hearth, two UPVC double glazed bay fronted windows, patio doors to the rear, radiator.

Inner Hallway

Storage cupboard/space for an office with a radiator, doors to:

Bedroom One

UPVC double glazed side window, radiator, walk-in storage cupboard, radiator, door to en-suite.

En-Suite

Fitted with a three-piece suite comprising shower cubicle, WC, wash hand basin, UPVC double glazed rear window.

Bedroom Two

Fitted wardrobes, UPVC double glazed side window, radiator.

Bathroom

Fitted with a three-piece suite comprising bath with shower over, WC, wash hand basin, UPVC double glazed side window.

Outside

There is a wrap round low maintenance garden and a garage en-bloc with parking to the front.

Location

The bustling market town of Watton is located approximately 25 miles west-southwest of Norwich and 14.5 miles northeast of Thetford. The town has a range of amenities including a supermarket, chemist, infant, junior and secondary schools, together with a weekly market that has lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts,



view this property online williamhbrown.co.uk/Property/WAT108553



welcome to

Redhill Park Redhill Lane, Watton Thetford

- No Onward Chain
- Presented Well Throughout
- En-Suite Facilities
- Garage
- Kitchen/Diner

Tenure: EPC Rating: Exempt
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.

£125,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108553



Property Ref:
WAT108553 - 0008

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