



## Hendon Avenue, Watton, Thetford, IP25 6JW

Well presented three bedroom mid-terrace house situated on the outskirts of the market town of Watton. The property offers gardens, parking, gas central heating and UPVC double glazing.

Viewing recommended!

**Offers Over £180,000 Freehold**



**WC**

WC, obscure glass double glazed window to front.

**Outside Front**

Low maintenance front garden laid to shingle with ornamental tree, area providing off-road parking, outside tap.

**Rear Garden**

Enclosed rear garden laid to lawn, paved patio seating area, shrubs and plants to borders, wooden garden shed, wooden fence to perimeter.

**Agent's Note**

EPC rating C70 (Full copy available on request)  
Council tax band A (Own enquiries should be made via Breckland District Council)

- Well Presented Mid-Terrace House
- Three Bedrooms
- Convenient Town Location
- Energy Efficiency Rating C70
- Off-Road Parking and Gardens
- Gas Central Heating and UPVC Double Glazing

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 the outskirts of the market town of Watton, Longsons are delighted to bring to the market this well presented three bedroom mid-terrace house. The property offers gardens, off-road parking, gas central heating and UPVC double glazing.

Viewing highly recommended!

Briefly, the property offers entrance hall, lounge, kitchen/breakfast room, rear lobby, three bedrooms, bathroom, separate WC, gardens, off-road parking, gas central heating and UPVC double glazing.

**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; Thetford 15 miles; Norwich 23 miles.

**Entrance Hall**

UPVC entrance door to front, stairs to first floor, radiator.

**Lounge**

**19'10" (6.05m) x 10'5" (3.18m)**

UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear, radiator.

**Kitchen/Breakfast Room**

**13'5" (4.09m) x 7'3" (2.21m)**

Fitted units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space for electric cooker, space and plumbing for washing machine, space for under counter fridge/freezer, modern wall mounted gas central heating boiler, UPVC double glazed windows to front, tiles to floor.

**Rear Lobby**

Space for upright fridge/freezers, UPVC double glazed entrance door opening to rear garden.

**Stairs and Landing**

UPVC double glazed window to front.

**Bedroom One**

**11'0" (3.35m) x 12'1" (3.68m)**

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

**Bedroom Two**

**11'4" (3.45m) x 9'0" (2.74m)**

Built-in wardrobe, UPVC double glazed window to rear, radiator.

**Bedroom Three**

**8'11" (2.72m) x 8'5" (2.57m)**

Shelving to alcove, UPVC double glazed window to front,

**Bathroom**

Bath with shower over and shower screen, hand wash basin set within fitted cabinets, towel radiator, obscure glass double glazed window to front.

