

14 Eastern Road - £170,000

Watton Thetford IP25 6PA

chilterns

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

£170,000

The Property

This two bedroom coach house situated in the market town of Watton would make the ideal first time or investment purchase. Is this property on your viewing shortlist?

SITUATION LOCATION

Chilterns are pleased to bring this deceptively spacious two bedroom coach house to the market which is situated in the market town of Watton. The property benefits from two double bedrooms, fully enclosed private garden, garage and parking!

Watton is a market town in the Breckland district of Norfolk, England, about 25 miles (40 km) west-southwest of Norwich and 15 miles (24 km) northeast of Thetford. The annual Wayland Agricultural Show in its west is one of the oldest one-day such shows in England. Watton is a bustling market town with many independent shops. The clock tower dates from 1679, and houses a fire warning bell. St. Mary's Church is unusual in that it is wider than it is longer. Nearby Wayland Wood is connected to the 16th C. story of the 'Babes in the Wood' – depicted on the town sign.

ENTRANCE HALL

Double glazed door to front, wood effect flooring, radiator, cupboard, doors to all accommodation.

BATHROOM

Three piece suite comprising; WC, pedestal wash basin, panel bath with mixer fed shower attachment, tiled bath surround, part tiled walls, ceramic tiled floor, spot lighting, radiator.

BEDROOM TWO

Wood effect flooring, radiator, UPVC sealed unit double glazed window to rear.

BEDROOM ONE

Wood effect flooring, radiator, UPVC sealed unit double glazed window to front.

LOUNGE

Two UPVC sealed unit double glazed windows to rear, three radiators, wood effect flooring.

Features

- LOCATED IN THE MARKET TOWN OF WATTON
- WELL PRESENTED THROUGHOUT
- CUL-DE-SAC POSITION
- IDEAL INVESTMENT OR FIRST TIME PURCHASE
- TWO BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT
- ENCLOSED REAR GARDEN
- SINGLE GARAGE & ALLOCATED PARKING
- VIEWINGS ADVISED!





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
Very energy efficient - lower running costs	

Environmental Impact (CO ₂) Rating	
Current	Potential
England & Wales	
EU Directive	
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
Very environmentally friendly - lower CO ₂ emissions	

