



Northolt Road, Watton Thetford IP25 6JP

welcome to

Northolt Road, Watton Thetford

>> NO ONWARD CHAIN!! Spacious three-bedroom home with conservatory, driveway parking. Conveniently positioned close to local schools, shops, and amenities.



Entrance Porch

Wood effect flooring, Radiator, Double glazed window to the front aspect, Double glazed door to the front aspect

Cloakroom WC

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

Lounge

Carpet flooring, Double glazed window to the rear, Radiator

Kitchen

Tiled flooring, Radiator, Double glazed window to the front aspect, Storage cupboard, Range of wall mounted low-level units, Complimentary rolled edge worksurfaces, Inset 1.5 sink/drain, Inset gas hob and oven, Extractor hood, Space for dishwasher, American style fridge freezer,

Utility Room

Vinyl flooring, Space for tumble dryer, Complimentary rolled edge worksurfaces

Conservatory

Carpet flooring, Radiator, UPVC door to the rear aspect

First Floor Landing

Carpet flooring, Double glazed window to the front aspect

Bedroom One

Carpet flooring, Radiator, Double glazed window to the rear aspect, Triple built in wardrobe, Storage cupboard, Loft access

Bedroom Two

Carpet flooring, Radiator, Double glazed window to the rear aspect, Built in wardrobe

Bedroom Three

Wood effect flooring, Double glazed window to the front aspect, Radiator, Storage cupboard

Bathroom

Vinyl flooring, Frosted double glazed windows to the front aspect, Low-level WC, Shower cubicle, Panelled bath, Pedestal handwash basin, Radiator, Extractor fan

Outside

To the front of the property there is driveway parking for two cars. The rear garden is laid to lawn with a patio area and shed



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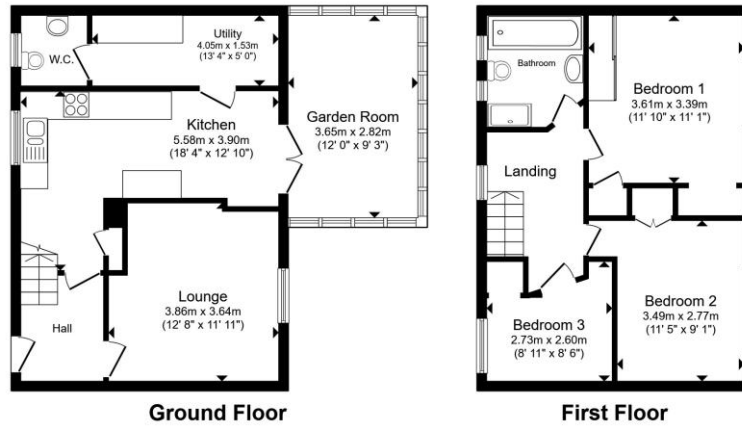


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Northolt Road, Watton Thetford

- NO ONWARD CHAIN!
- Spacious Three Bedroom Home
- Conservatory
- Driveway Parking
- Fully Enclosed Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: A



£190,000

Total floor area 102.2 m² (1,100 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), openings 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(s). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108432 - 0004

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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