



Redhill Park, Watton THETFORD IP25 6RP

welcome to

Redhill Park, Watton THETFORD

>> CHAIN- FREE! Well-presented two-bedroom park home in the market town of Watton boasting gas central heating, double glazing and en-suite! Outside features include a low-maintenance wraparound garden, detached garage and parking. Early viewing is recommended!



Entrance Hall

Carpet flooring, Double glazed window to the side aspect, Storage cupboard, Radiator

Lounge/Diner

Carpet flooring, Two radiators, double glazed windows to the front and side aspect, Central electric fireplace, Air-con unit

Kitchen

Wood effect flooring, Double glazed window to the side aspect, Double glazed door to the side aspect, Range of wall mounted low-level units, Complimentary rolled-edge worksurfaces, Tiled splashback, Eye-level oven, Built in fridge freezer, Inset 1.5 sink/drain, Integrated ceramic hob,

Bedroom One

Carpet flooring, Radiator, Double glazed window to the side aspect, Two double wardrobes

En-Suite

Vinyl flooring, Low-level WC, Pedestal handwash basin, Wall mounted heated towel rail, Frosted double glazed window to the side aspect, Corner shower cubicle

Bedroom Two

Carpet flooring, Radiator, Double glazed window to the side aspect, built in wardrobe

Bathroom

Vinyl flooring, Low-level handwash basin, Panelled bath and overhead shower, Wall-mounted hand towel rail, Frosted double glazed window to the side

Garage

Power and Lighting

Agents 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



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Redhill Park, Watton THETFORD

- >>CHAIN-FREE!
- Two Generous Bedrooms
- Spacious Longe/Diner
- Modern Fitted Kitchen
- Gas Central Heating Throughout

Tenure: EPC Rating: E
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.



Total floor area 88.6 m² (954 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and calculations are approximate. No details are guaranteed. They should be relied upon for any purpose and they do not form part of any agreement, no liability to be taken for any error, omission or misstatement. A party must rely upon its own measurements. Presented by www.properties.co.uk

william
h brown

£145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108968 - 0005

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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