



St. Michaels Crescent, Great Cressingham Thetford IP25 6NH

welcome to

St. Michaels Crescent, Great Cressingham Thetford

>> RENOVATED BUNGALOW!! Popular village location, approximately five miles from Watton. The property features a lounge, kitchen, two bedrooms and a family bathroom, together with a front garden, shingle driveway and an enclosed rear garden with lawn and patio area.



Lounge

Carpet flooring, Double glazed window to the front aspect, Fitted blinds, Radiator

Kitchen

Vinyl flooring, Double glazed window to the rear aspect, Frosted double glazed window to the side aspect, Range of wall mounted low-level units, Complimentary rolled-edge worksurfaces, Inset 1.5 sink/drainage, Inset ceramic hob, Inset Bosch oven, Extractor hood, Extractor fan, Airing cupboard, Boiler cupboard

Bedroom One

Carpet flooring, Radiator, Double glazed window to the front aspect, Fitted blinds

Bedroom Two

Carpet flooring, Radiator, Double glazed window to the rear aspect

Bathroom

Vinyl flooring, Frosted double glazed window to the rear aspect, Low-level WC, Pedestal handwash basin, Panelled bath and overhead shower, Wall-mounted heated towel rail



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welcome to

St. Michaels Crescent, Great Cressingham Thetford

- Two-Bedroom Bungalow
- Sought-After Village Location in Great Cressingham
- Recently Renovated
- Newly Fitted Kitchen
- Shingled Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: B



Total floor area 52.7 m² (567 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). Prepared by www.propertybox.co.uk

william
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offers in excess of

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT109131 - 0002

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.

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