



Byfords Way, Watton Thetford IP25 6TB

welcome to

Byfords Way, Watton Thetford

>>Detached Garage! A beautifully presented three-bedroom mid-terraced town house set over three floors, featuring two en-suite bedrooms, a modern kitchen/diner, spacious lounge, family bathroom, enclosed rear garden, garage and off-road parking. Early viewing is highly recommended.



The Accommodation

Entrance Hall

Vinyl Flooring, Radiator, Under stairs cupboard, stairs to first floor

Cloakroom W.C

Vinyl Flooring, Low Level W.C, Radiator, Pedestal Hand Wash Basin, Extractor Fan

Lounge

Carpet Flooring, Double glazed window to front aspect, fitted blinds and two radiators

Kitchen/Diner

Vinyl Flooring, Complimentary Rolled Edge Work Surfaces, Range of Wall mounted and Low-level units, Integrated Fridge/Freezer, Dishwasher, Washing Machine, Oven and Gas hob. Extractor hood, 1.5 sink drainer, Double glazed French doors to rear aspect and Double-glazed window. Radiator. Water Softener fitted

First Floor Landing

Carpet Flooring, Airing cupboard with water cylinder, Radiator, stairs to second floor.

Bedroom 2

Carpet Flooring, built in double wardrobe, Two double glazed window to front aspect, door to en-suite, Radiator

Bedroom 2 En-Suite

Vinyl Flooring, Low Level W.C, Pedestal Hand wash basin, Shower cubicle, extractor fan

Bedroom 3

Carpet Flooring, Double glazed to rear, Fitted blinds and Radiator

Family Bathroom

Vinyl Flooring, Panelled Bath with handheld shower, Low level WC, Pedestal hand wash basin, Frosted Double glazed window to rear aspect, Fitted blinds, Extractor fan

Second Floor Landing

Carpet Flooring, door to bedroom one

Bedroom 1

Carpet Flooring, Built in walk in wardrobe, Double Glazed window to front aspect, Velux window to rear. Fitted Blinds, Two Radiators

Bedroom 1 En-Suite

Vinyl Flooring, Double Shower cubicle, Low Level W.C, Pedestal Hand wash basin. Radiator, Extractor Fan.

Outside

To the front of the property there is a pathway leading to the front door, there is a small area shingled with a boarded hedge. There is an open area of grass to the front of the property with some mature shrubbery setting it back from the road.

The rear of the property benefits from fully enclosed rear garden with a patio area and is mostly laid to lawn, A patio pathway leads both to a personnel door to the garage and the rear gate which leads to the off-road shingle driveway for the property accommodating two cars. The Garage has an up and over door and 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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welcome to

Byfords Way, Watton Thetford

- Three-bedroom mid-terraced town house arranged over three floors
- Beautifully presented throughout
- Spacious lounge ideal for modern family living
- Modern fitted kitchen with ample storage and worktop space
- Principal bedroom with en-suite shower room

Tenure: Freehold EPC Rating: C
Council Tax Band: C



Total floor area 119.6 m² (1,287 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), ceilings 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.co.uk

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offers in excess of
£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT109104 - 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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