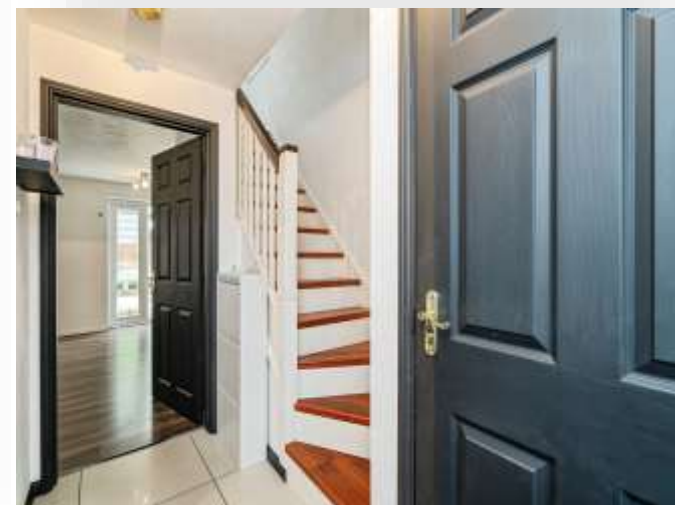




Washington Drive, Watton Thetford IP25 6GY

welcome to

Washington Drive, Watton Thetford

>>ALLOCATED PARKING!! A fantastic three bed end terrace house located in the outskirts of the market town of Watton. Boasting lounge, kitchen, cloakroom W.C., en-suite, family bathroom and allocated parking. Benefited by gas fired central heating and UPVC double glazed windows throughout!



Entrance Hall

Double glazed door to front, tiled flooring, radiator, stairs leading to first floor.

Cloakroom

Two-piece, low-level W.C., pedestal hand wash basin, tiled flooring, radiator, double glazed window to side aspect.

Lounge

15' 9" x 13' 8" (4.80m x 4.17m)

Wood effect flooring, radiator, storage cupboard, double glazed window to rear aspect, double glazed doors to rear aspect.

Kitchen

11' x 8' 7" (3.35m x 2.62m)

Range of wall and base level units, complementary rolled edge worksurfaces, inset 1.5 sink and drainer, built in electric oven, tiled flooring, space for fridge freezer, space for washing machine, radiator, double glazed window to front aspect.

Landing

Wood flooring to tiled flooring, double glazed window to side aspect, loft access, airing cupboard.

Bedroom 1

10' 9" x 9' 4" (3.28m x 2.84m)

Wood effect flooring, radiator, wardrobes, double glaze window to front aspect.

En Suite

Three-piece suite, low level W.C., pedestal hand wash basin, shower, tiled flooring and radiator.

Bedroom 2

9' 6" x 8' 2" (2.90m x 2.49m)

Wood effect flooring, radiator, double glazed window to rear aspect.

Bedroom 3

7' 2" x 6' 9" (2.18m x 2.06m)

Wood effect flooring, radiator, double glazed window to rear aspect.

Family Bathroom

Three-piece, low-level W.C, pedestal hand wash basin, panelled bath, tiled flooring, radiator, double glazed window to rear aspect.

Outside

To the front the is shingled and has a patio pathway leading to the front of the property. To the rear of the property the garden is mostly laid to lawn with a wooden decking and canopy leading from the house to the back there is a wooden shed.

Location

Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.

The City of Norwich is approx. a 30 minute drive away providing a further wide range of shopping and leisure activities. The picturesque Norfolk coastal areas can be reached in under an hour also.

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

Washington Drive, Watton Thetford

- Three Bed End Terrace House
- Allocated Parking
- Gas Fired Central Heating
- UPVC Double glazed windows
- Master En-suite

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108702 - 0008

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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