



Stokes Avenue, Watton Thetford IP25 6LP

welcome to

Stokes Avenue, Watton Thetford

>>CONSERVATORY! Well-presented three-bedroom end-terrace home on the popular Stokes Avenue estate. Conveniently located close to local amenities and transport links to Thetford and Norwich. The property features a conservatory, three bedroom, front and rear gardens.



Entrance Hall

Carpet flooring, Radiator, UPVC door to the front aspect

Cloakroom Wc

Vinyl flooring, Low-level WC, Pedestal handwash basin, Frosted double glazed window to the side aspect

Lounge

Carpet flooring, Radiators, UPVC double glazed window to the front aspect

Kitchen

Vinyl flooring, Radiator, Double glazed window to the rear aspect, Fitted blinds, Range of wall-mounted low level units, Complimentary rolled edge worksurfaces, Inset 1.5 sink/drain, Tiled splashback, Ceramic hob, Inset eye level double oven, Space for dishwasher and washing machine, Water softener, Storage cupboards

Conservatory

Laminate flooring, UPVC double glazed window to the rear aspect, Radiator

First Floor Landing

Carpet flooring, Airing cupboard, Loft access

Bedroom One

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

Bedroom Two

Carpet flooring, Radiator, Double glazed window to the front aspect, Built-in double wardrobe

Bedroom Three

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

Bathroom

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

Agent's 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

Stokes Avenue, Watton Thetford

- Three-Bedroom End-Terrace Home
- Front and Rear Gardens
- Spacious Kitchen/Diner
- Conservatory
- Sought-After Location

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



£190,000

Total floor area 104.6 m² (1,126 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.co.uk

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT109127 - 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.

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