



Blenheim Way, Watton Thetford IP25 6XS

welcome to

Blenheim Way, Watton Thetford

>>WELL-PRESENTED HOME!! This end-terraced home in the popular market town of Watton features a spacious lounge/diner, modern kitchen, enclosed rear garden, and off-road parking for three cars. This property is ideal for a range of buyers and is sure to attract attention!



Lounge/Diner

Wood effect flooring, Double glazed window to the front aspect, Radiators, Double glazed French doors to the rear aspect

Kitchen

Vinyl flooring, Double glazed window to the rear aspect, Fitted blinds, Range of wall-mounted low-level units, Complimentary rolled edge worksurfaces, Inset 1.5 sink/drainage, Inset gas hob, Extractor fan, Space for washing machine and fridge freezer

First Floor Landing

Carpet flooring, Loft access- insulated and boarded

Bedroom One

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

Bedroom Two

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

Bathroom

Tiled flooring, Frosted double glazed window to the rear aspect, Low-level WC, Handwash basin, Vanity units, Panelled bath and overhead shower, Extractor Fan

Outside

To the front of the property there is a brick weave and shingle driveway with parking for three cars. There is also a side access gate to the rear garden. To the rear of the property there is an enclosed garden, laid to lawn with patio area and wooden shed with power.
(shed 12'04 x 6'06)

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

Blenheim Way, Watton Thetford

- Two- Bedroom End-Terraced Home
- Well-Presented Throughout
- Driveway Parking for Three cars
- Enclosed Rear Garden with Patio
- Spacious Lounge/Diner

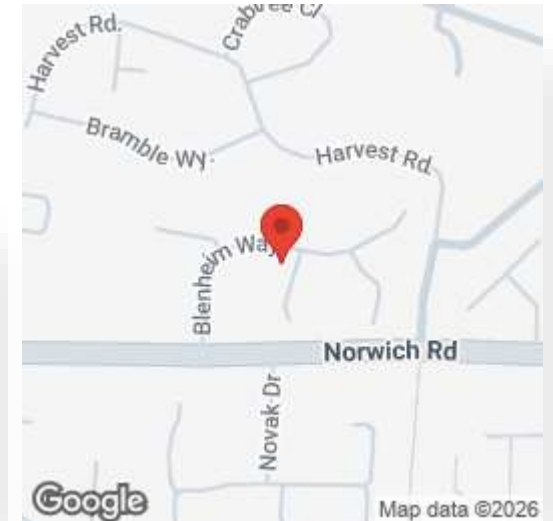
Tenure: Freehold EPC Rating: C
Council Tax Band: A



Total floor area 60.0 m² (646 sq. ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any loss floor areas), 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. It is the buyer's responsibility to verify the details. Powered by www.propertybox.co.uk

william
h brown

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT109102 - 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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