



Jubilee Road, Watton Thetford IP25 6BJ

welcome to

Jubilee Road, Watton Thetford

>> COMPLETELY RENOVATED! A beautifully renovated home finished to an exceptional standard throughout. Offering stylish and modern accommodation, this turnkey property features a contemporary kitchen, spacious living areas, well-proportioned bedrooms and a modern bathroom.



Entrance Hall

Wood Effect Flooring, Double glazed door to side, Storage cupboard.

Lounge

Wood Effect Flooring, Two double glazed windows one to front and one to side aspect, Two radiators

Kitchen

Wood Effect Flooring, Range of wall mounted and low level units, Complementary Square edge work surfaces. Integrated gas hob, oven, fridge/freezer, washing machine, Double glazed door and window to side aspect. radiator

Shower Room

Tiled flooring, Double walk-in shower cubicle, Wall mounted heated towel rail, Vanity hand wash basin and Low-level W.C. Frosted double glazed window to front aspect.

Bedroom 1

Carpet Flooring, Radiator and double glazed window to rear

Bedroom 2

Carpet Flooring, Radiator, Sliding door to rear aspect.

Outside

To the front of the property it benefits from a low maintenance salted area and a small area laid to lawn. Accompanied with a driveway for two vehicles leading to the garage.

The rear of the property it offers a good sized fully enclosed garden, with extended patio area and some mature shrubbery, personnel door to garage.

The garage has an up and over door, power and lighting and a double window to the rear.

Location

Watton is a thriving market town offering a wide range of amenities including supermarkets, independent shops, cafes, doctors' surgeries, schools and leisure facilities. The town is conveniently situated for access to Thetford, Dereham and Norwich, making it an excellent choice for commuters and families alike.

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



view this property online williamhbrown.co.uk/Property/WAT109100



welcome to

Jubilee Road, Watton Thetford

- Completely renovated throughout to an exceptional standard
- Stylish modern kitchen with quality fittings and finishes
- Bright and spacious living accommodation
- Contemporary family bathroom suite
- Well-proportioned bedrooms

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



Total floor area 78.4 m² (843 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 independent. Provided by www.primaproperty.co.uk

william
h brown

offers over
£250,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAT109100](https://www.williamhbrown.co.uk/Property/WAT109100)



Property Ref:
WAT109100 - 0004

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.

william
h brown



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)