



Abbey Road, Watton Thetford IP25 6PJ

welcome to

Abbey Road, Watton Thetford

>>DETACHED BUNGALOW ! This idyllic detached bungalow located in the market town of Watton, features off-road parking, garage, two generous bedrooms, spacious lounge and modern kitchen with integrated appliances.



Entrance Hall

Wood effect flooring, double glazed door to the side aspect, radiator, loft access, storage cupboard, telephone point, airing cupboard housing gas-fired boiler, smoke alarm

Lounge

20' 4" x 10' 9" (6.20m x 3.28m)

Carpet flooring, two radiators, fireplace with coal effect gas fire, fitted blind, triple-glazed window to the front aspect

Kitchen

11' 6" x 8' 8" (3.51m x 2.64m)

Wood effect flooring, radiator, fitted blind, storage cupboard, complimentary range of work surfaces, range of wall mounted and low level units, under counter lights, fridge, freezer and washing machine, integrated electric hob, extractor fan, tiled splash back, integrated eye-level double oven, inset 1.5 sink drainer, integrated mixer tap, double glazed door to the rear

Garden Room

10' 4" x 6' 7" (3.15m x 2.01m)

Tiled flooring, radiator, double glazed window to the rear aspect, double glazed door to the rear

Conservatory

10' 1" x 5' 9" (3.07m x 1.75m)

Tilled flooring, radiator, UPVC double glazed around, fitted blinds, brick built

Bedroom 1

10' 8" x 10' 4" (3.25m x 3.15m)

Carpet flooring, radiator, 3 double built-in wardrobes, built-in chest of drawers, triple-glazed window to the front aspect, fitted blinds

Bedroom 2

10' 9" x 11' 3" (3.28m x 3.43m)

Bathroom

Tiled flooring, double glazed frosted window to the side aspect, fitted blind, wall mounted heated towel rail, handwash basin with storage, double shower cubicle, low-level WC, LED mirror

Outside

The outside of the property, to the front has a large paved driveway with ample space for 3 cars, outside lighting and tap, artificial turf and a low level brick wall surrounding the front. To the rear of the property there is a beautifully maintained, fully enclosed garden with artificial turf, decking area and paving. There is also a side door to the detached garage



view this property online williamhbrown.co.uk/Property/WAT109095



welcome to

Abbey Road, Watton Thetford

- Detached Bungalow
- Spacious Lounge
- Two Generous Bedrooms
-
- Renovated Bathroom
- Off-road Parking & Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: B



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 orientations 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.localagent.com

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT109095



Property Ref:
WAT109095 - 0003

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