

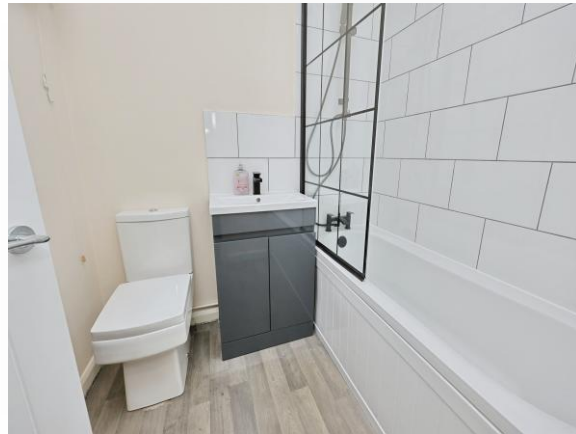


**Brandon Road, Watton Thetford IP25 6AL**

**welcome to**

**Brandon Road, Watton Thetford**

>>NEWLY RENOVATED! Two-bedroom home, ideally located in the heart of Watton and close to local amenities. The property features a bright lounge, modern kitchen, two bedrooms, a fitted bathroom, and a long rear garden with outbuilding. Early viewing advised.



**Entrance Porch**

Tiled flooring, Double glazed window to the front and side aspect, UPVC door to the front aspect

**Lounge**

Vinyl flooring, Double glazed window to the front aspect, Radiator, Central open fireplace

**Kitchen**

Vinyl flooring, Range of wall-mounted low-level units, Complimentary rolled edge worksurfaces, Integrated oven and gas hob, Extractor hob, Inset 1.5 sink/drain, Double glazed window to the rear aspect, Radiator, Storage cupboard

**Bedroom One**

Carpet flooring, Radiator, Double glazed window to the front, Storage cupboard

**Bedroom Two**

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

**Bathroom**

Vinyl flooring, Low-level WC, Wall-mounted heated towel rail, Pedestal handwash basin with vanity storage, Panelled bath and overhead shower, Frosted double glazed window to the side aspect, Fitted blinds



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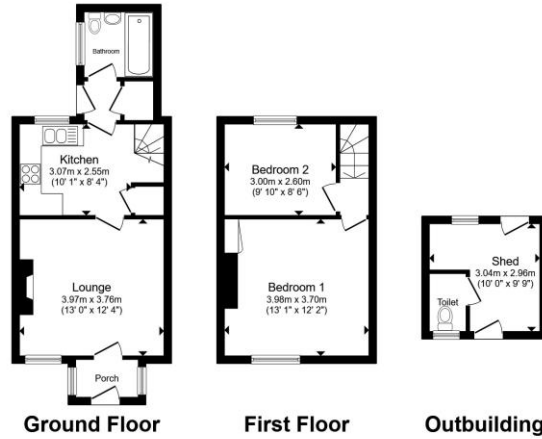


welcome to

## Brandon Road, Watton Thetford

- Renovated Two-Bedroom House
- Large Rear Garden
- Newly-Fitted Kitchen
- Bright Lounge with Feature Fireplace
- Outbuilding with Plumbing

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



**£170,000**

Total floor area 67.4 m<sup>2</sup> (726 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.io



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAT109045 - 0002

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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.

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