



Fortress Road, Carbrooke Thetford IP25 6FP

welcome to

Fortress Road, Carbrooke Thetford

>>NO ONWARD CHAIN! Well-presented three-bedroom home, conveniently located close to local amenities and schools. The property features a spacious lounge/diner, garage, off-road parking, and a generous south-facing enclosed garden. Early viewing advised!



Entrance Hall

Wood effect flooring, Radiator

Cloakroom WC

Wood effect flooring, Low-level WC, Radiator, Pedestal handwash basin, Extractor fan

Lounge/Diner

Carpet flooring, Double glazed window to the rear aspect, Fitted blinds, Radiators, French door to the rear aspect,

Kitchen

Vinyl flooring, Double glazed window to the front aspect, Fitted blinds, Inset 1.5 sink, Gas hob, Inset oven, Enclosed extractor hood, Space for washing machine, dishwasher and fridge freezer, Radiator

First Floor Landing

Carpet flooring, Loft access, Storage cupboard

Bedroom One

Carpet flooring, Double glazed window to the rear aspect, Fitted blinds, Radiator, Double built in wardrobe

Bedroom Two

Carpet flooring, Double glazed window to the front aspect, Fitted blinds

Bedroom Three

Carpet flooring, Double glazed window to the rear aspect, Fitted blinds

Bathroom

Vinyl flooring, Frosted double glazed window to the front aspect, Fitted blinds, Panelled bath and overhead shower, Low-level WC, Pedestal handwash basin, Radiator, Extractor fan

Garage

Up and over door, Power and lighting

Outside

The property features an enclosed rear garden, laid to lawn with patio area and with access to parking and Garage

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

Fortress Road, Carbrooke Thetford

- NO ONWARD CHAIN!
- Popular Location
- South-Facing Garden
- Garage and Parking
- Spacious Lounge/Diner

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

offers in the region of

£200,000



Total floor area 75.7 m² (815 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:
WAT109031 - 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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