



Watermill Green

Thetford, IP24

Guide price £190,000

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Description

Guide Price £190,000- £200,000.

Tucked away in the sought after Watermill Green area of Thetford, this semi-detached house presents an excellent opportunity for first-time buyers or investors. Built in 1996, the property spans a comfortable 592 square feet and is offered chain free, making for a smooth transition into your new home.

Upon entering, you are welcomed by an entrance porch that leads into a spacious lounge with stairs to first floor. The kitchen and dining area have access to the enclosed rear garden, providing a lovely outdoor space for al fresco dining or gardening enthusiasts. The first floor features a landing with loft access, two bedrooms, and a bathroom, ensuring ample space for comfortable living.

The front garden boasts a dropped kerb, which could accommodate off-road parking subject to the necessary permissions, a valuable feature in this sought-after location. The property is within walking distance to the town centre, bus station, and railway station, offering excellent transport links for commuting or leisure activities. Additionally, the picturesque River Ouse and the scenic Barnham Cross Common are just a short stroll away, perfect for those who enjoy nature and outdoor pursuits.

While the house would benefit from some modernisation, this presents a fantastic opportunity for buyers to personalise their new home in a popular area. With its prime location and potential for enhancement, this property is not to be missed.

Measurements

Entrance Porch

Lounge 15'2" x 12'5" max (4.62m x 3.81m max)

Kitchen/Diner 12'5" x 8'1" (3.76m x 2.49m)

Landing

Bedroom 1 - 11'7" max x 9'4" extending to 12'6" (3.53m x 2.84m)

Bedroom 2 - 11'9" x 6'4" (3.56m x 1.93m)

Bathroom - 7'6" max x 5'11" max

Agent's Note

Council Tax band - B

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon. Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

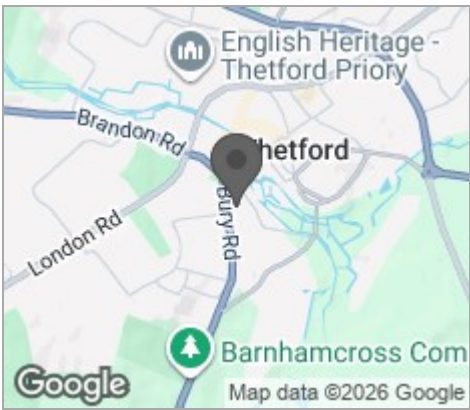
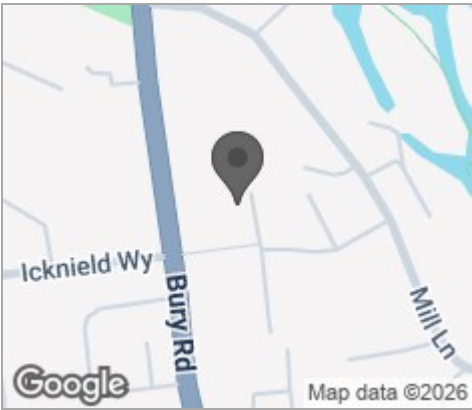
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Tel: 01842 818282

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

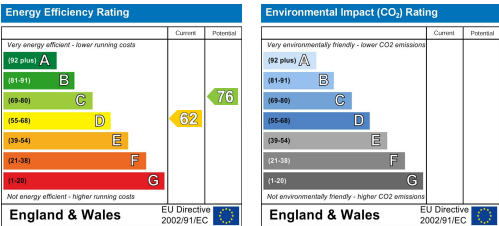




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.