Biggin Hill Way, Watton Thetford IP25 6NZ

Not for marketing purposes INTERNAL USE ONLY

welcome to

Biggin Hill Way, Watton Thetford

A well-presented semi-detached home, offering three generous bedrooms, spacious living areas, gas central heating, double glazing, and a good-sized enclosed rear garden with patio. The property also benefits from ample off-road parking on a large, shingled frontage.

Agents Note
The sellers advise that they pay £120 per annum as a contribution towards upkeep of general areas.

Agents Note
Under the terms of the Estate Agents Act 1979 we must inform you that the seller of this property is a relative of an employee of Sequence UK (Ltd). If you have any concerns about this please contact us.

Entrance Hall
Vinyl flooring, UPVC Double glazed door to the front aspect

Lounge
Carpet flooring, Radiator, Double glazed window to the front aspect

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

Kitchen
Vinyl flooring, Double glazed window to the rear aspect, Frosted double glazed door to the rear aspect, Radiator, Complimentary rolled edge worksurfaces, Range of wall mounted low-level units, Ceramic hob, inset oven, inset 1.5 sink/drainer, extractor hood, space for washing machine, built in fridge freezer

First Floor Landing
Carpet flooring, Airing cupboard, Double glazed window to the side aspect, Loft access

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

Bedroom Two
Carpet flooring, Double glazed window to the front aspect, Radiator

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

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

welcome to

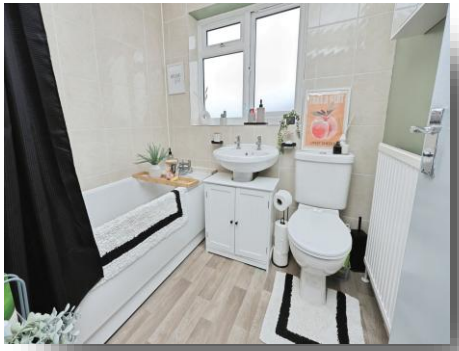
Biggin Hill Way, Watton Thetford

- Three Generous Bedrooms
- Quiet Residential Location
- Spacious Layout
- Gas Central Heating and Double Glazing Throughout
- Fully Enclosed Rear Garden

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

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

£210,000



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
WAT108992 - 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.

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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.