



The Oval, Saham Toney, Thetford IP25 7HW

welcome to

The Oval, Saham Toney Thetford

>>BUNGALOW WITH POTENTIAL! Two-bedroom bungalow in Saham Toney, offering excellent potential to renovate or extend. The property features a lounge, kitchen, conservatory, two double bedrooms, and a shower room, with generous front and enclosed rear gardens!



Entrance Porch

Carpet flooring, Radiator, Double glazed door to the front aspect

Lounge

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

Kitchen

Tiled flooring, Radiator, Double glazed window to the rear aspect, Range of wall-mounted low-level units, Complimentary rolled-edge worksurfaces, Inset 1.5 sink/drainage, Extractor fan, Space for washing machine and fridge freezer

Conservatory

Tiled flooring, Double glazed door to the rear aspect, Radiator

Hallway

Carpet flooring, Radiator, Loft access, Airing cupboard

Bedroom One

Carpet flooring, Radiator, Double glazed window to the front aspect, Fitted blinds, Built in wardrobe

Bedroom Two

Carpet flooring, Double glazed window to the rear aspect, Radiator, Built in wardrobe

Shower Room

Wet room flooring, Frosted double glazed window to the rear aspect, Shower, Low-level WC, Pedestal handwash basin, Wall-mounted heated towel rail, Extractor fan

Outside

To the front of the property there is a generous garden, laid to lawn, with pathways heading to the front door and rear garden. To the rear of the property there is enclosed rear garden, laid to lawn with patio area and a wooden shed.

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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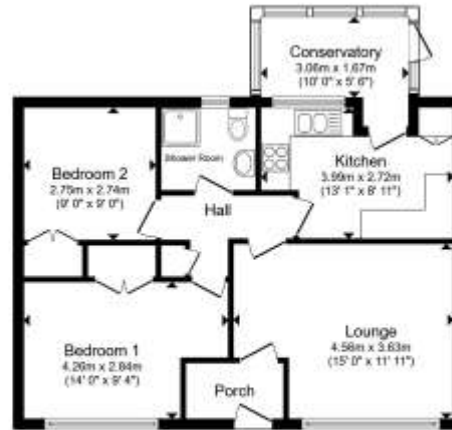
- Great Location in Saham Toney
- Potential to Renovate and Extend (STPP)
- Conservatory
- Shower/Wet Room for Convenience
- Generous Front and Rear Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£170,000



Total floor area 63.1 m² (679 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 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.propertybox.co.uk

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Property Ref:
WAT109049 - 0006

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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