



Hugh Way, Watton THETFORD IP25 6WN

welcome to

Hugh Way, Watton THETFORD

>>40% SHARED OWNERSHIP!! Well-presented two-bedroom home situated on a popular modern development, offering an open-plan lounge/kitchen, two double bedrooms and family bathroom. Benefits include two allocated parking spaces and an enclosed rear garden, with local amenities close by.



Lounge

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

Cloakroom WC

Vinyl flooring, Low-level WC, Pedestal handwash basin, Radiator

Kitchen

Vinyl flooring, Double glazed window to the rear aspect, Fitted blinds, Range of wall-mounted units, Complimentary rolled edge worksurfaces, Integrated oven and gas hob, Extractor hood, Inset 1.5 sink drainer, Space for washing machine and dishwasher

First Floor Landing

Carpet flooring, Radiator

Bedroom One

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

Bedroom Two

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

Bathroom

Vinyl flooring, Panelled bath with overhead shower, Low-level WC, Pedestal handwash basin, Wall-mounted heater towel rail, Extractor fan

Outside

To the front of the property there are two allocated parking spaces and a patio pathway. To the rear of the property there is an enclosed garden, laid to lawn with patio pathway and rear access gate.

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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Hugh Way, Watton THETFORD

- 40% SHARED OWNERSHIP!!
- Well-Presented Two Bedroom Home
- Modern Open-Plan Lounge/Kitchen
- Enclosed Rear Garden
- Two Allocated Parking Spaces

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 331.37

This is a Leasehold property with details as follows; Term of Lease 250 years from 08 Mar 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 76.7 m² (827 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), coverage 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 measurements. Powered by www.propertybox.co.uk



£76,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT109171 - 0002

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.

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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