



**Richmond Park Golf Club, Saham Road, Watton Thetford
IP25 6EA**

welcome to

Richmond Park Golf Club Saham Road, Watton Thetford

> > GOLF CLUB RESIDENCE!! A charming 3-bedroom end-terraced home, located in the Richmond Park Golf Course, presented in excellent order throughout. Offering 3 spacious bedrooms, master en-suite bathroom and a spacious open plan kitchen/diner/lounge.



The Accommodation

Lounge

23' 9" x 10' 1" (7.24m x 3.07m)

Carpet flooring, electric fire, UPVC double glazed windows to rear aspect, open plan to:

Kitchen

15' 2" x 9' 7" (4.62m x 2.92m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, electric oven and hob, laminate flooring, UPVC double glazed windows to front aspect.

Bedroom 1

10' 3" x 10' 1" (3.12m x 3.07m)

Carpet flooring, electric heater, UPVC double glazed window to front aspect.

En-Suite

Part tiled suite comprising low level WC, hand wash basin, tiled flooring, panel bath with shower fixture over.

Landing

Carpet flooring

Bedroom 2

14' 8" x 9' 8" (4.47m x 2.95m)

Carpet flooring, electric radiator, Velux windows to front and rear aspect.

Bedroom 3

17' 5" x 10' 3" (5.31m x 3.12m)

Carpet flooring, electric radiator, Velux windows to front and rear aspect.

Family Shower Room

Part tiled suite comprising low level WC, hand wash basin, shower cubicle, vinyl flooring, heated towel rail, UPVC double glazed window to rear aspect.

Location

Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.

The City of Norwich is approx. a 30-minute drive away providing a further wide range of shopping and leisure activities. The picturesque Norfolk coastal areas can be reached in under an hour also.

Agents Note

We understand from the vendors that this property is of non-standard construction. Please enquire with the office for further information.

Agents Note 2

The lease provides golf club memberships for two occupiers. Please enquire with the office for further information.

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

Richmond Park Golf Club Saham Road, Watton Thetford

- Three-bedroom end-terraced home
- Presented in excellent order throughout
- UPVC double glazed windows
- Wonderful golf club location
- Storage heating

Tenure: Leasehold EPC Rating: E

Council Tax Band: Deleted Service Charge: 2500.00

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108617 - 0008

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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