

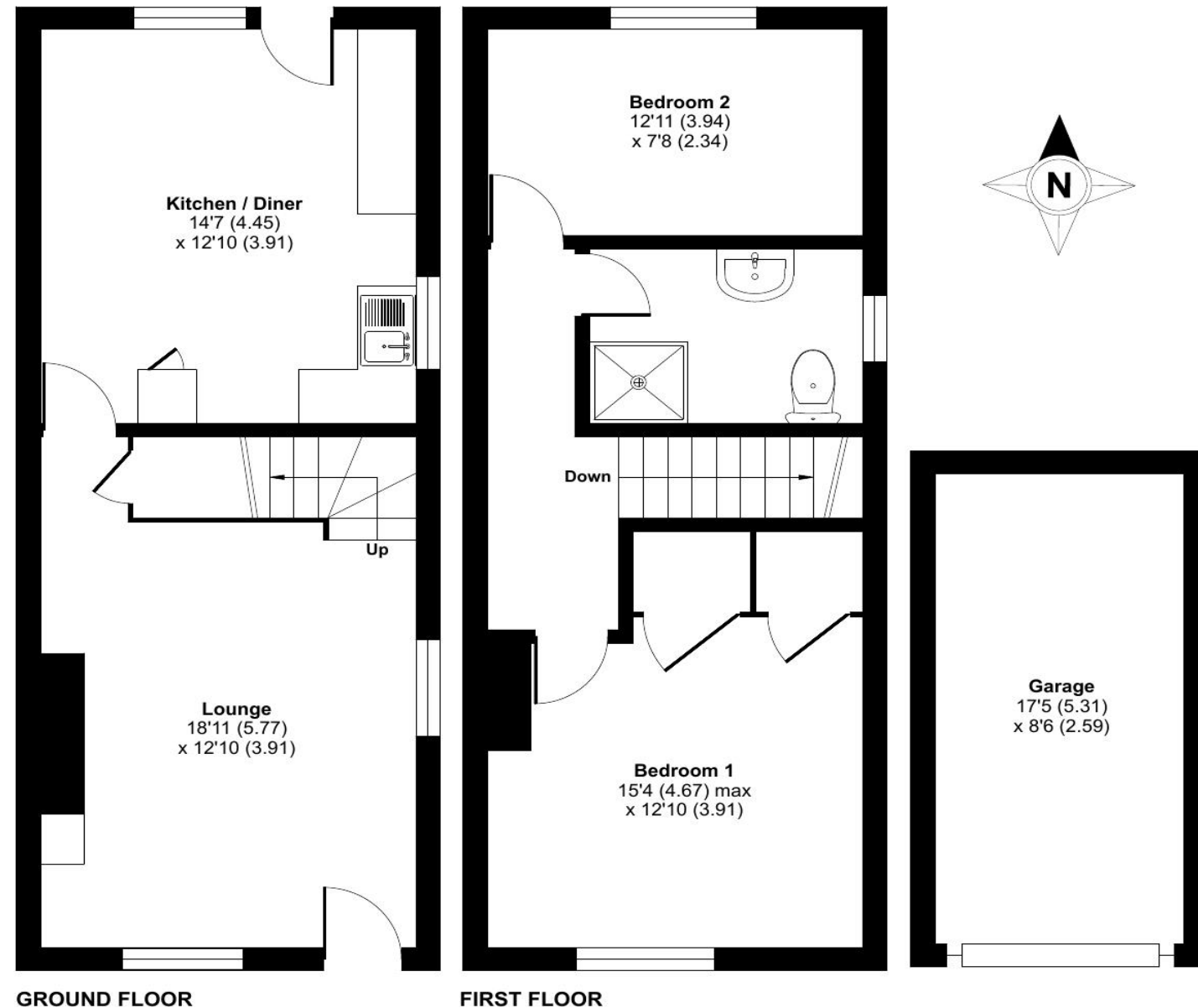
Brandon Road, Watton, Thetford, IP25

Approximate Area = 876 sq ft / 81.3 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1025 sq ft / 95.1 sq m

For identification only - Not to scale



Brandon Road, Watton, Thetford, IP25 6LB

CHAIN FREE!!

Cash buyers only. A two bedroom semi detached house in need of modernisation situated in the market town of Watton. The property offers a particularly large rear garden, garage, parking, oil central heating, and majority UPVC double glazing.

Guide Price £150,000 - £175,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1131728



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Rear Garden

Large rear garden currently overgrown although offering plenty of potential.

Agents Note 1

EPC rating D59 (Full copy available on request)
Council tax band B (Own enquiries should be made via Breckland District Council)

Agents Note 2

Please note, Japanese Knotweed has been identified in the rear garden. Please contact us for further information.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Semi Detached House
- Two Bedrooms
- In Need Of Modernisation
- CHAIN FREE!!
- Particularly Large Rear Garden
- Garage + Parking
- Plenty Of Potential
- Oil Central Heating
- Majority UPVC Double Glazing

CHAIN FREE!! Cash buyers only. Situated in the market town of Watton Longsons are delighted to bring to the market this two bedroom semi detached house. The property is in need of full modernisation and comes with a particularly large rear garden and offers plenty of potential. The property benefits from garage, parking, oil central heating and majority UPVC double glazing.

Viewing is highly recommended.

Briefly the property offers lounge, kitchen/dining room, two bedrooms, shower/wet room, garage, parking, large gardens, oil central heating and majority UPVC double glazing.

WATTON

The well-served market town of Watton is in the district of Breckland, perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a

number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

Lounge

18'11" (5.77m) x 12'10" (3.91m)

UPVC double glazed entrance door to front aspect, UPVC double glazed window to front aspect, obscure glass window to side aspect, stairs to first floor, under stairs storage cupboard, feature fireplace (not in use), radiator

Kitchen/Dining Room

14'7" (4.45m) x 12'10" (3.91m)

Fitted kitchen unit to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, floor mounted oil fired central heating boiler, space and plumbing for washing machine, space for electric oven, UPVC double glazed windows to rear and side aspects, entrance door opening to rear garden.

Stairs and Landing

Loft access, radiator.

Bedroom One

15'4" (4.67m) x 12'10" (3.91m)

Built in wardrobe, built in cupboard housing hot water cylinder, UPVC double glazed window to front aspect.

Bedroom Two

12'11" (3.94m) x 7'8" (2.34m)

UPVC double glazed window to rear aspect, radiator.

Shower/ Wet Room

Shower, wash basin, WC, obscure glass window to side aspect, tiled splashback, radiator.

Outside Front

The front garden is laid to shingle providing off road parking, outside light, access to rear garden.

Garage/Workshop

17'5" (5.31m) x 8'6" (2.59m)

Main up and over door to front aspect, entrance door to side aspect.

