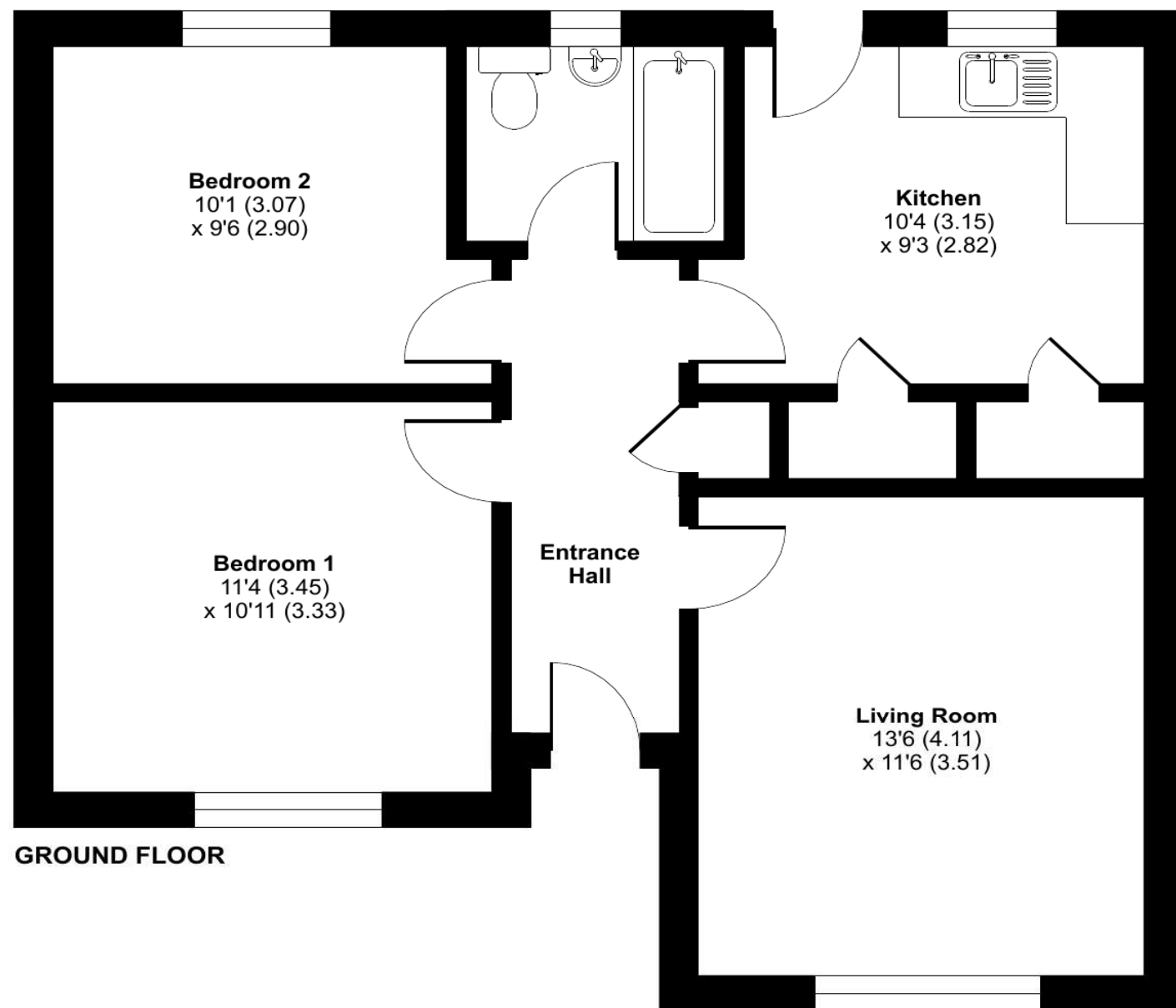


# Ringmere Close, Watton, Thetford, IP25

Approximate Area = 643 sq ft / 59.7 sq m

For identification only - Not to scale



GROUND FLOOR



## Ringmere Close, Watton, Thetford, IP25 6LQ

OFFERED CHAIN FREE!

Detached two bedroom bungalow in need of modernisation, situated on a popular development in Watton. The property offers plenty of potential and currently includes gardens, UPVC double glazing and electric storage heating.

**Offers in Excess of £180,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1164432



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**Bedroom One**  
**11'4" (3.45m) x 10'11" (3.33m)**  
 UPVC double glazed window to front.

**Bedroom Two**  
**10'1" (3.07m) x 9'6" (2.9m)**  
 UPVC double glazed window to rear,  
 electric storage heater.

**Bathroom**  
 Bath, wash basin, WC, obscure glass  
 UPVC double glazed window to rear.

**Outside Front**  
 Front garden laid to lawn, driveway to  
 side currently overgrown but once cut  
 back would provide off road parking,  
 hedge to perimeter, gated access to  
 rear garden.

**Rear Garden**  
 Enclosed rear garden, trees and  
 shrubs to borders, wooden fence to  
 perimeter, outside tap, gated access to  
 front.

**Agent's Notes**  
 EPC rating E45 (Full copy available on  
 request)  
 Council tax band B (Own enquiries  
 should be made via Breckland District  
 Council)

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.

- Detached Bungalow
- Two Bedrooms
- In Need of Modernisation
- Energy Efficiency Rating E45
- UPVC Double Glazing
- Gardens, Potential for Off-Road Parking

Situated on a popular development in  
 Watton, Longsons are delighted to  
 bring to the market this detached two  
 bedroom bungalow.

The property is in need of  
 modernisation and offers plenty of  
 potential. Currently the property has  
 UPVC double glazed windows,  
 gardens, potential for parking and  
 electric storage heating.

Briefly, the property offers entrance  
 hall, lounge, kitchen, two bedrooms,  
 bathroom, gardens, UPVC double  
 glazing and electric storage heating.

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.

**Entrance Hall**  
 UPVC double glazed entrance door to  
 front, built in cupboard, electric storage  
 heater, loft access.

**Living Room**  
**13'6" (4.11m) x 11'6" (3.51m)**  
 Electric storage heater, UPVC double  
 glazed window to front.

**Kitchen**  
**10'4" (3.15m) x 9'3" (2.82m)**  
 Fitted kitchen units to walls and floor  
 complemented by a work surface over,  
 stainless steel sink unit, space and  
 plumbing for washing machine, space  
 for electric cooker, built-in cupboard,  
 built-in cupboard housing hot water  
 cylinder, UPVC double glazed entrance  
 door opening to rear garden, electric  
 storage heater, UPVC double glazed  
 window to rear.

