

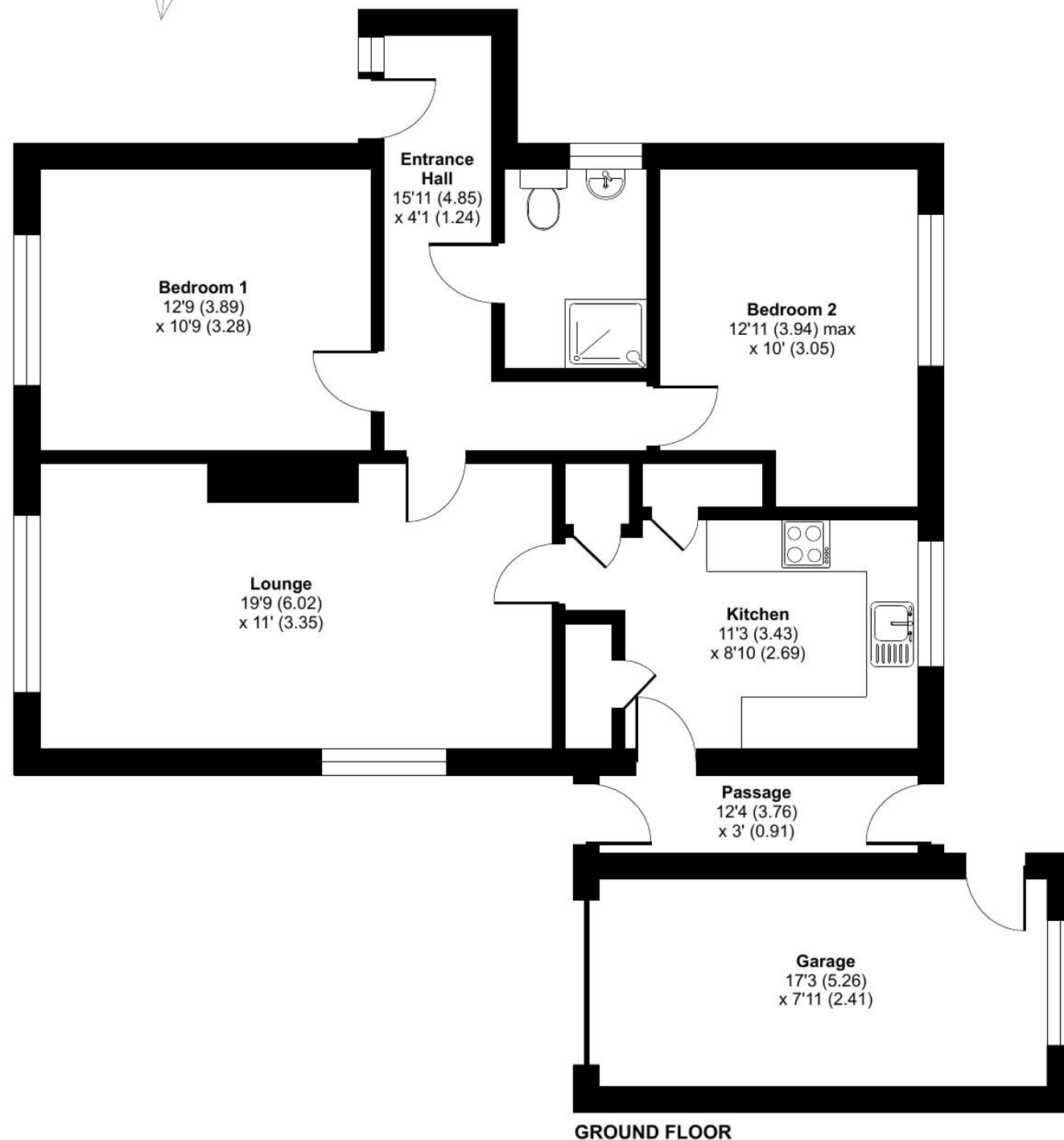
Nelson Court, Watton, Thetford, IP25

Approximate Area = 830 sq ft / 77.1 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 969 sq ft / 90 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1210175



Nelson Court, Watton, Thetford, IP25 6EW

CHAIN FREE!

Detached two bedroom bungalow, conveniently situated within easy reach of Watton town centre. The property would benefit from updating and certainly offers potential with garage, parking, gardens, shower/wet room, gas central heating and UPVC double glazing

Guide Price £220,000 - £230,000 Freehold

18 High Street, Watton, Thetford, IP25 6AE
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Conveniently situated within easy reach of Watton town centre, Longsons are delighted to bring to the market, this detached two bedroom bungalow. The property would benefit from some updating and certainly offers lots of potential with garage, parking, gardens, shower/wet room, gas central heating and UPVC double glazing.

Available CHAIN FREE!

WATTON
Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles
The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. 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. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect word for hare, and ton for barrel. 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.

Entrance Porch

UPVC double glazed entrance door to front.

Entrance Hall

15'11" (4.85m) x 4'1" (1.24m)

Loft access, radiator.

Lounge

19'9" (6.02m) x 11'0" (3.35m)

Open stone fireplace with wooden mantle over, UPVC double glazed windows to front and side, radiator.

Kitchen

11'3" (3.43m) x 8'10" (2.69m)

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit, integrated ceramic hob, integrated electric oven, space and plumbing for washing machine, space for under counter fridge/freezer, two built in storage cupboards, one further built in

cupboard housing hot water cylinder, entrance door opening to side, wall mounted gas central heating boiler, UPVC double glazed window to rear.

Side Passageway

12'4" (3.76m) x 3'0" (0.91m)

Bedroom One

12'9" (3.89m) x 10'9" (3.28m)

UPVC double glazed window to front, radiator.

Bedroom Two

12'11" (3.94m) x 10'0" (3.05m)

UPVC double glazed window to rear, radiator.

Shower/Wet Room

Shower, wash basin, WC, tiled splashback, extractor fan, obscure glass UPVC double glazed window to side.

Garage

17'3" (5.26m) x 7'11" (2.41m)

Main up and over door to front, entrance door opening to rear garden, window to rear, electric light and power.

Outside Front

Low maintenance front garden laid to shingle, driveway laid to block paving providing off-road parking and access to garage, shrubs and plants to perimeter.

Rear Garden

Enclosed low maintenance rear garden laid to shingle, paved patio seating area, shrubs and plants throughout, wooden garden shed, outside tap, outside lights, gated access to front.

Agents Note

EPC rating D64 (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
- Garage
- Energy Efficiency Rating D64
- Off Road Parking
- Low Maintenance Gardens
- Shower/Wet Room
- Plenty of Potential!
- Gas Central Heating
- UPVC Double Glazing

