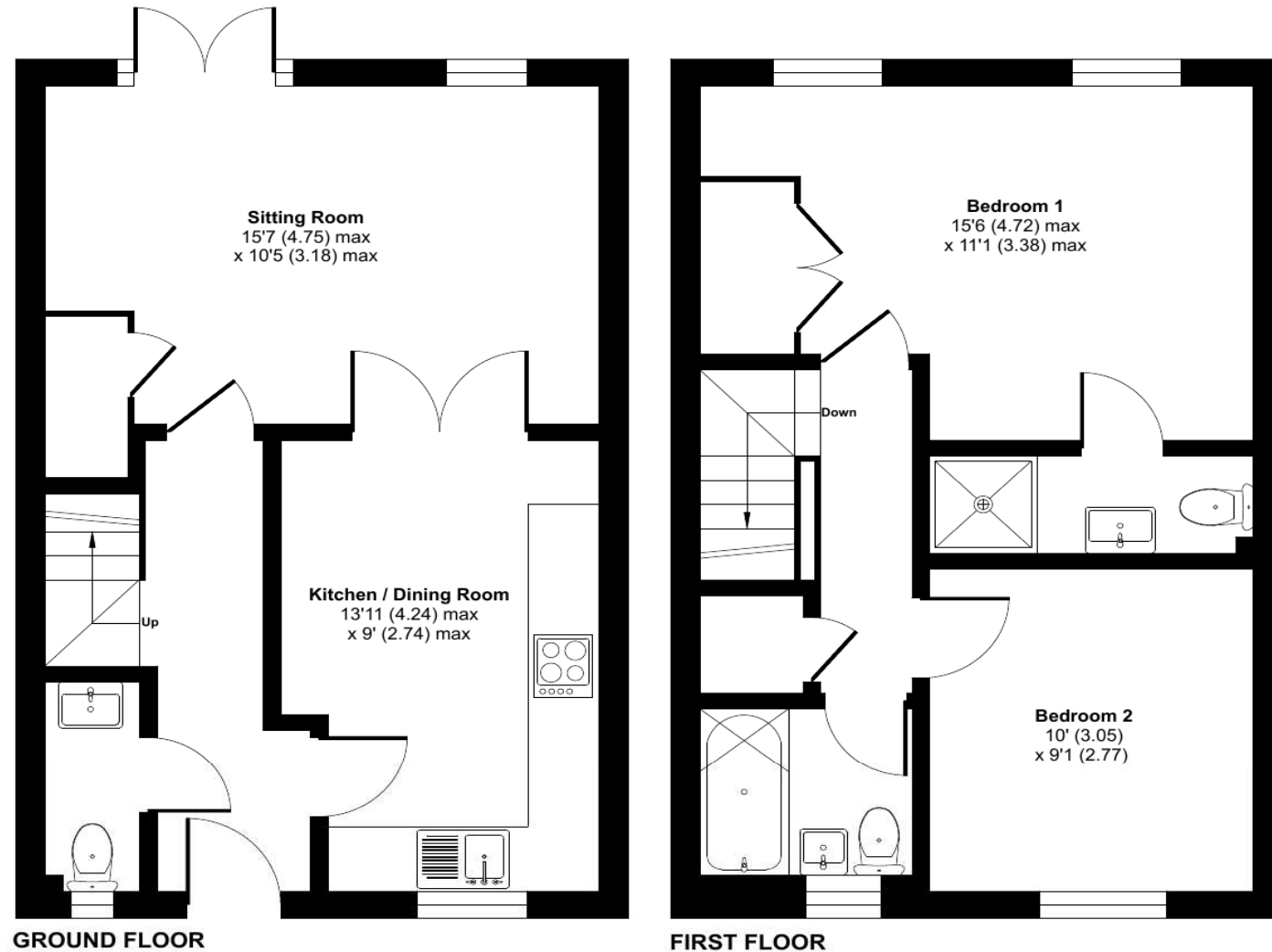


Lancaster Avenue, Carbrooke, Thetford, IP25

Approximate Area = 784 sq ft / 72.8 sq m

For identification only - Not to scale



Lancaster Avenue, Carbrooke, Thetford, IP25 6WS

Very well presented two bedroom mid-terrace house situated on the outskirts of the market town of Watton. The property offers spacious accommodation with six years NHBC guarantee remaining, ground floor cloakroom, en-suite, allocated parking, gas central heating and UPVC double glazing.

Offered with no onward chain!

Price £200,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1211254



18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
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Bathroom

Panelled bath with shower over, WC, wash basin, UPVC double glazed obscured window to front.

Outside Front

Landscaped front garden with area laid to gravel with flowers to borders, rope fencing leading to entrance door.

Rear Garden

Fully enclosed rear garden with patio seating area, gated access to allocated parking area, wooden fence to perimeter.

Agent's Notes

EPC rating B84 (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.

- Mid-Terrace House
- Two Double Bedrooms
- NHBC Guarantee Remaining
- Energy Efficiency Rating B84
- Cloakroom, En-Suite and Bathroom
- Allocated Parking
- Gas Central Heating and UPVC Double Glazing
- No Onward Chain

Situated on the outskirts of the market town of Watton, Longsons are delighted to bring to the market this very well presented, spacious two bedroom mid-terrace house. The property boasts entrance hall, ground floor cloakroom, two double bedrooms, en-suite to bedroom one, allocated parking, gas central heating and UPVC double glazing and six year NHBC guarantee remaining,

Offered with No Onward Chain.

Briefly the property offers entrance hall, cloakroom, sitting room, kitchen, two double bedrooms, en-suite to bedroom one, family bathroom, allocated parking, garden, gas central heating, UPVC double glazing.

Swaffham
Swaffham, situated in the heart of Norfolk, is a sought-after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well-served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three

doctors' surgeries, abundant free parking, as well as three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Entrance Hall

Composite door to front, stairs to first floor.

Cloakroom

WC, wash basin, obscured UPVC double glazed window to front, radiator.

Sitting Room

15'7" (4.75m) x 10'5" (3.18m)
UPVC double glazed window to rear, UPVC double glazed external entrance doors opening to rear garden, radiator.

Kitchen/Dining Room

13'11" (4.24m) x 9'0" (2.74m) Max

Fitted kitchen units to walls and floor complemented by a work surface over and inset stainless steel sink with mixer tap and drainer, tiled splashback, built-in electric oven and induction hob with extractor over, space and plumbing for washing machine, space for tumble drier, space for fridge/freezer, UPVC double glazed window to front, radiator.

Stairs and Landing

Storage cupboard, loft access.

Bedroom One

15'6" (4.72m) Max x 11'1" (3.38m) Max

Built-in wardrobes, UPVC double glazed window to rear, radiator, door leading to en-suite shower room.

En-Suite Shower Room

Shower cubicle, WC, wash basin, radiator.

Bedroom Two

10'0" (3.05m) x 9'1" (2.77m)

UPVC double glazed window to front, radiator.

