

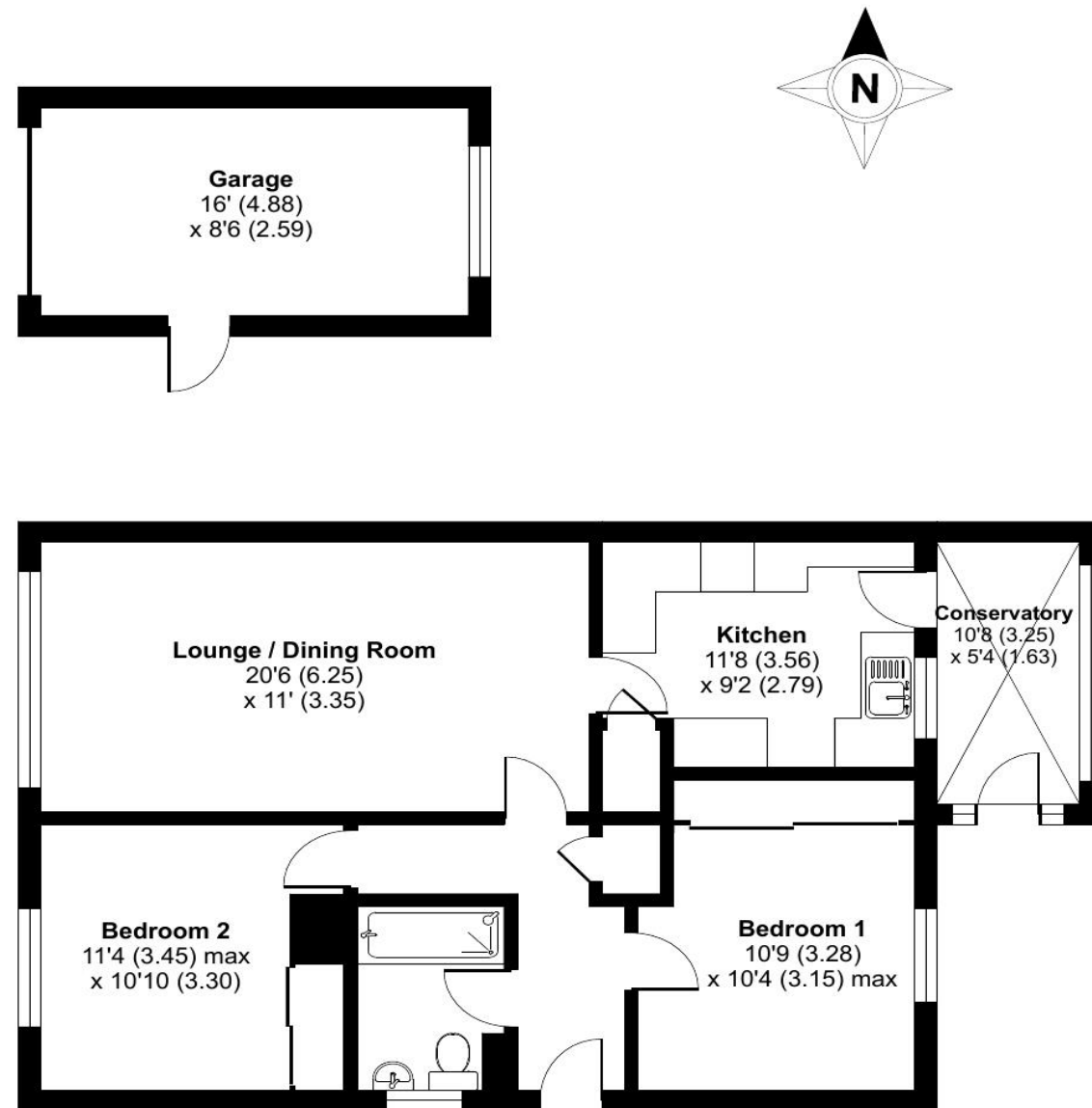
Priory Road, Watton, Thetford, IP25

Approximate Area = 795 sq ft / 73.9 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 931 sq ft / 86.5 sq m

For identification only - Not to scale



GROUND FLOOR



Priory Road, Watton, Thetford, IP25 6PQ

Detached two bedroom bungalow located in a popular residential area conveniently situated within easy access of local amenities in the market town of Watton. The property boasts, lounge/dining room, conservatory, garage, gardens and parking, oil central heating and UPVC double glazing.

Price £180,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1214594



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Side and Rear Garden

Further gravelled beds, area laid to artificial grass leading to rear lawned garden, wooden fence to perimeter.

Garage

16'0" (4.88m) x 8'6" (2.59m)

Up and over main door, personnel door to side, window to rear.

Agent`s Notes

EPC rating E41 (Full copy available on request)

Council tax band B (Own enquiries should be make 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
- Conveniently Situated
- Energy Efficiency Rating E41
- Lounge/Dining Room
- Garage, Gardens and Parking
- UPVC Double Glazing
- Oil Central Heating

Situated within the market town of Watton and within easy reach of local amenities, Longsons are delighted to bring to the market this two bedroom detached bungalow. The property offers, conservatory, entrance hall, fitted kitchen, lounge/dining room, UPVC double glazing and oil central heating.

Viewing highly recommended!

Briefly the property offers entrance hall, kitchen, conservatory, lounge/dining room, two bedrooms, bathroom, garage, gardens, parking, oil central heating and 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.

Entrance Hall

UPVC double glazed external entrance door and window opening to side, storage cupboard, airing cupboard, radiator.

Lounge/Dining Room

20'6" (6.25m) x 11'0" (3.35m)

UPVC double glazed window to front, two radiators.

Kitchen

11'8" (3.56m) x 9'2" (2.79m)

Range of fitted units to walls and floor complemented by a work surface over, stainless steel sink with mixer tap and drainer, space for cooker and fridge freezer, tiled splashbacks and surrounds, space and plumbing for washing machine, UPVC double glazed window to rear, cupboard house oil boiler.

Conservatory

10'8" (3.25m) x 5'4" (1.63m)

UPVC and brick base construction, radiator, external entrance door opening to side.

Bedroom One

10'9" (3.28m) x 10'4" (3.15m)

Built-in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Two

11'4" (3.45m) x 10'10" (3.3m)

Built-in wardrobe, UPVC double glazed window to rear, radiator.

Bathroom

Panelled bath with shower over, tiled splashback and surrounds, WC, wash basin, UPVC double glazed window to side, radiator.

Outside Front

Brickweave driveway providing off-road parking leading to single garage,area laid to lawn, plants and shrubs to gravelled borders, picket fence to perimeter, pathway leading to front and side.

