



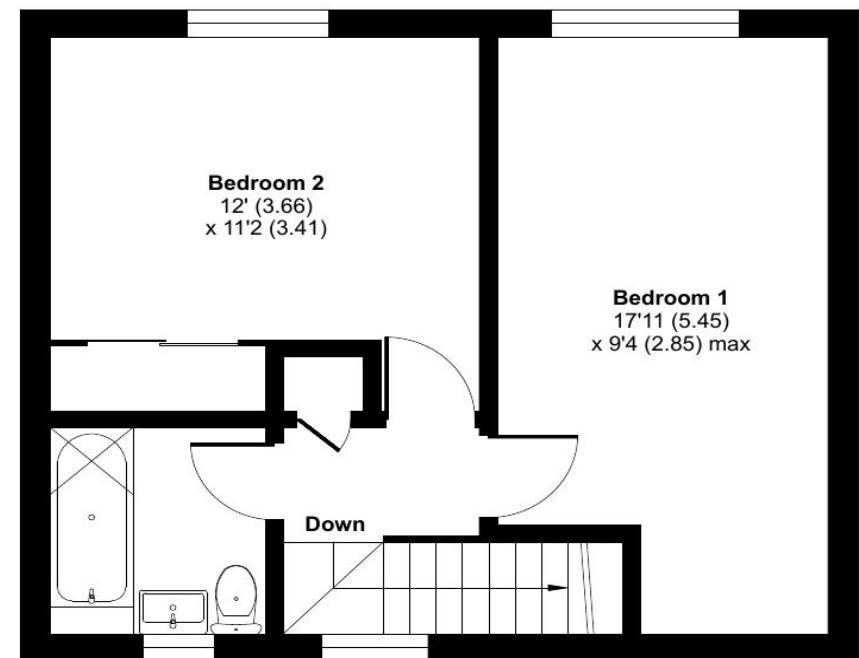
Akrotiri Square, Watton, Thetford, IP25

Approximate Area = 762 sq ft / 70.7 sq m

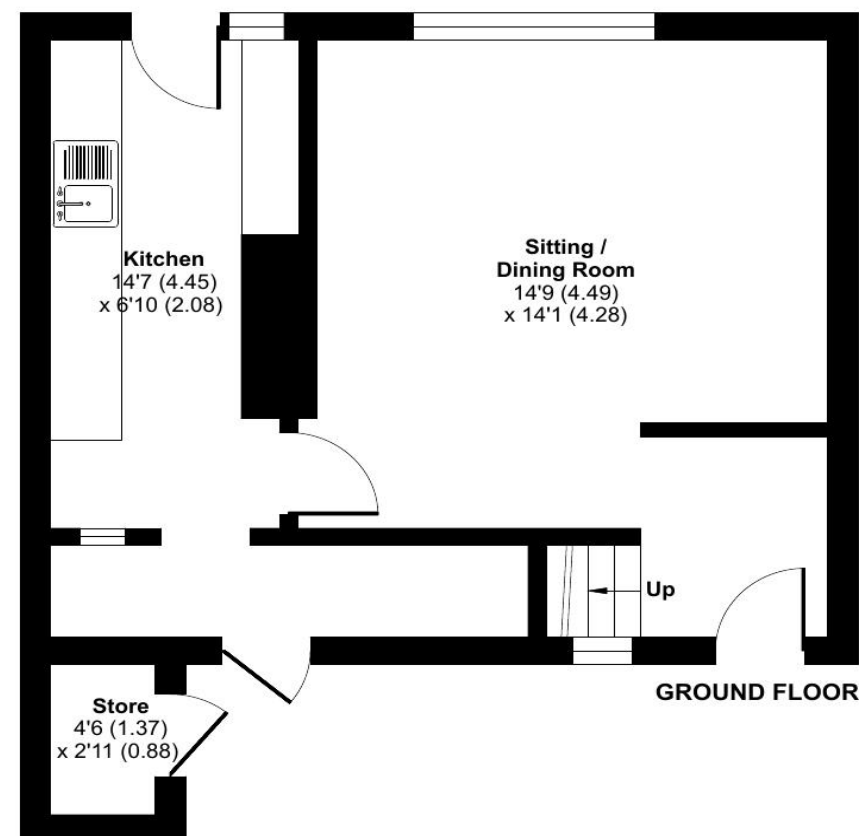
Outbuilding = 13 sq ft / 1.2 sq m

Total = 775 sq ft / 71.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1272769



Akrotiri Square, Watton, Thetford, IP25 6HY

Well presented, spacious two bedroom terrace house situated on the outskirts of Watton. The property offers well maintained gardens, parking, utility room, gas central heating and UPVC double glazing.

Price £160,000 Freehold

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Outside Front

Low maintenance garden laid to shingle providing off road parking, path to front door laid to block paving, small outside store, outside light.

Rear Garden

Well presented rear garden laid to lawn, two paved patio seating areas, wooden garden shed, outside tap, shrubs and plants to borders, gated access to front.

Agents Note

EPC rating D62 (Full copy available on request)

Council tax band A (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.

- Terrace House
- Two Bedrooms
- Utility Room
- Energy Efficiency Rating D62
- Wall Maintained Gardens
- Off Road Parking
- Gas Central Heating
- UPVC Double Glazing

Situated on the outskirts of Watton, Longsons are delighted to bring to the market this well presented, spacious, two bedroom terrace house. The property offers well maintained gardens, parking, utility room, gas central heating and UPVC double glazing.

Viewing highly advised!

Briefly, the property offers entrance hall, lounge, kitchen, utility room, two bedrooms, bathroom, gardens, parking, gas central heating and UPVC double glazing.

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 Hall

UPVC double glazed entrance door to front, stairs to first floor, radiator.

Lounge

14'9" (4.5m) x 14'1" (4.29m)

UPVC double glazed window to rear, radiator.

Kitchen

14'7" (4.45m) x 6'10" (2.08m)

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven with ceramic hob and extractor hood over, integrated slimline dishwasher, space for tall upright fridge/freezer, tiled splashback,

UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, radiator.

Utility Room

Space and plumbing for washing machine, space for tumble dryer, UPVC double glazed entrance door opening to front.

Stairs & Landing

Loft access, built in cupboard housing hot water cylinder.

Bedroom One

17'11" (5.46m) x 9'4" (2.84m) Max

UPVC double glazed window to rear, radiator.

Bedroom Two

12'0" (3.66m) x 11'2" (3.4m)

UPVC double glazed window to rear, built in wardrobe, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower curtain, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to front.

