



## Norwich Road, Watton, Thetford, IP25 6DA

**CHAIN FREE!**

Spacious mid-terrace period property, conveniently situated within easy reach of the market town centre of Watton. The property offers two reception rooms, gardens and gas central heating.

**Offers in region of £220,000 Freehold**





**Bedroom Three**  
**9'2" (2.79m) x 5'9" (1.75m)**  
 Sliding sash window to front, radiator.

**Bathroom**  
 Suite comprising bath with shower over and shower curtain, hand washbasin, WC, built-in cupboard housing hot water cylinder, built-in storage cupboard, obscure glass window to rear, radiator.

**Outside Front**  
 Low maintenance front garden laid to shingle, hedge to perimeter, passageway providing access to rear garden.

**Rear Garden**  
 Laid to lawn, concrete seating area, two brick built storage outbuildings, wooden fence to perimeter, outside lights, gated access to passageway providing access to front.

**Agents Notes**  
 EPC rating E 53 (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.

- Spacious mid-terrace period property
- Three bedrooms, two reception rooms
- Conveniently situated within easy reach of town centre
- Energy efficiency rating E 53
- Gardens and gas central heating
- Available CHAIN FREE!

Conveniently situated within easy reach of Watton town centre, Longsons are delighted to bring to the market this spacious mid-terrace period property. The property offers two reception rooms, gardens and gas central heating.

Offered for sale CHAIN FREE!

Briefly, the property offers entrance hall, lounge, dining room, kitchen with utility area, three bedrooms, bathroom, gardens and gas central 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; Dereham 10 miles; Thetford 15 miles; Norwich 23 miles.

**Entrance Hall**  
 Stairs to first floor, under stairs storage cupboard, radiator.

**Lounge**  
**12'2" (3.71m) x 11'10" (3.61m)**  
 Walk in bay window to front, feature fireplace, radiator.

**Dining Room**  
**11'1" (3.38m) x 10'6" (3.2m)**  
 Feature cast iron fireplace, sliding sash window to rear, radiator.

**Kitchen**  
**11'4" (3.45m) x 9'0" (2.74m)**  
 Fitted units to floor and walls, work surface over, stainless sink unit with drainer, window to side, space for electric cooker with extractor hood over, space for washing machine, opening through to utility area with space for under counter fridge/freezer and storage.

**Stairs and Landing**

**Bedroom One**  
**15'0" (4.57m) x 12'1" (3.68m)**  
 Fitted wardrobes, shelving to alcove, sliding sash window to rear, radiator.

**Bedroom Two**  
**15'0" (4.57m) x 10'7" (3.23m)**  
 Built-in cupboard, sliding sash window to front, radiator.

