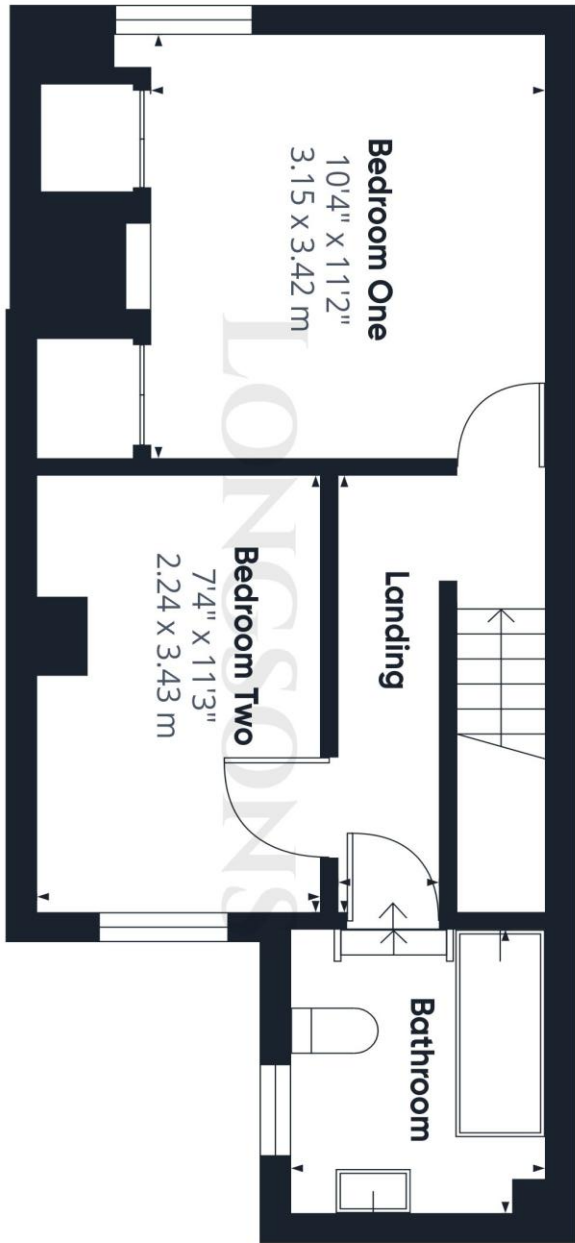
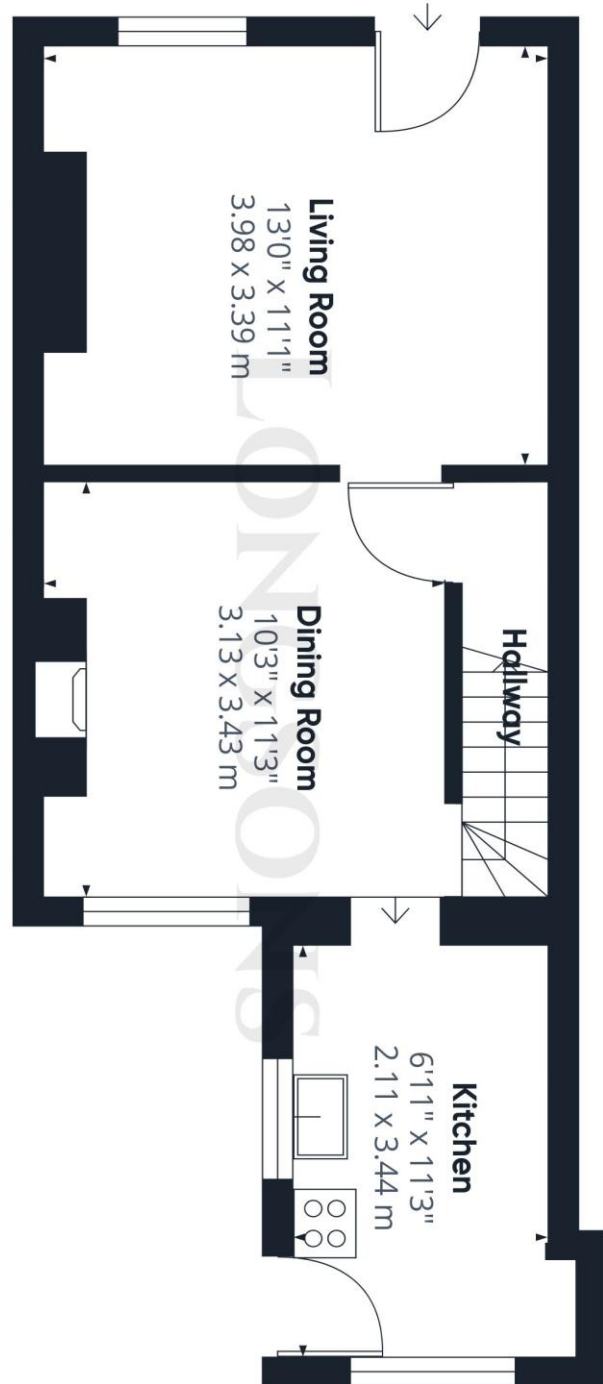




Floor 1



Floor 0



### Merton Road, Watton, Thetford, IP25 6BD

CHAIN FREE!

Two bedroom mid-terraced house situated within easy reach of Watton town centre. The property offers fitted kitchen, study, fully enclosed rear garden and gas central heating.

**Price £170,000 Freehold**



### Rear Garden

Brickweave patio seating area, area laid to lawn, shingled path leading to another paved seating area, wooden fence to perimeter. Access via rear garden to allocated allotment.

### Outside Front

Path to covered front door, picket wooden fence to perimeter, small garden area laid to shingle.

### Agent's Notes

EPC rating D65 (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.

- Two Bedroom Mid-Terrace House
- Two Reception Rooms
- Fully Enclosed Garden and Allotment
- Energy Efficiency Rating D65
- Convenient Town Location
- CHAIN FREE!

Situated within easy access of Watton town centre, Longsons are delighted to bring to the market this mid-terrace two bedroom house. The property boasts a fitted kitchen, living room, dining room, fully enclosed rear garden with allotment, UPVC double glazing and gas central heating.

Briefly, the property offers, living room, dining room, kitchen, two bedrooms, bathroom, garden, allotment 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; Thetford 15 miles; Norwich 23 miles.

### Living Room

**13'0" (3.96m) x 11'1" (3.38m)**

Entrance door to front, brick feature fireplace (currently not in use), UPVC double glazed window to front, radiator.

### Dining Room

**11'3" (3.43m) x 10'3" (3.12m)**

Feature brick fireplace, stairs to first floor, radiator.

### Kitchen

**11'3" (3.43m) x 6'11" (2.11m)**

Range of cabinets to floor, work surface over, stainless steel sink unit with mixer tap and drainer, tiled splashback, wall mounted gas boiler, space and

plumbing for washing machine, space for tall fridge/freezer, tiles to floor, UPVC double glazed window to side and rear, UPVC double glazed door leading to rear garden, radiator.

### Stairs and Landing

Loft access.

### Bedroom One

**11'2" (3.4m) x 10'4" (3.15m)**

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

### Bedroom Two

**11'3" (3.43m) x 7'4" (2.24m)**

UPVC double glazed window to rear, radiator.

### Bathroom

Bath with mixer tap, shower attachment and glass shower screen, hand wash basin, WC, partly tiled walls, obscure glass UPVC double glazed window to side, radiator.

