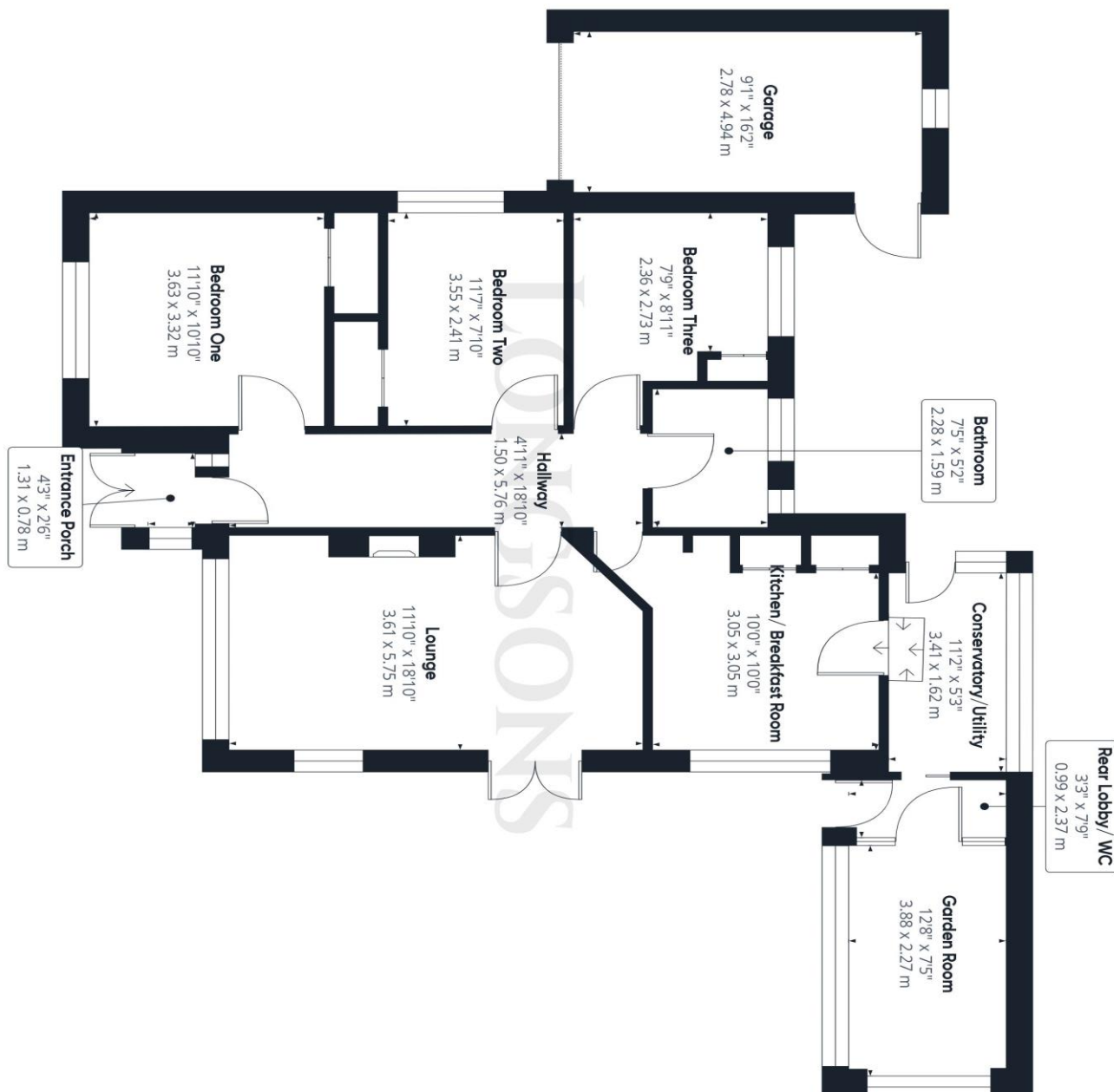




## Charles Avenue, Watton, Thetford, IP25 6BZ

CHAIN FREE!! Detached three bedroom bungalow situated on a corner plot in a cul de sac location in Watton. The property would benefit from some modernisation offering lots of potential. Benefits include garage, parking, two WC's, garden room, gas central heating and UPVC double glazing.

**Offers in Excess of £280,000 Freehold**







**Bedroom One**  
**11'10" (3.61m) x 10'10" (3.3m)**  
 Built in wardrobe, UPVC double glazed window to front aspect, radiator.

**Bedroom Two**  
**11'7" (3.53m) x 7'10" (2.39m)**  
 Built in wardrobe, UPVC double glazed window to side aspect, radiator.

**Bedroom Three**  
**7'9" (2.36m) x 8'11" (2.72m)**  
 Built in wardrobe, UPVC double glazed window to rear aspect, radiator.

**Bathroom**  
 Bathroom suite comprising bath with mixer tap, hand shower attachment and shower curtain, wash basin, WC, tiled splashback, two obscure glass UPVC double glazed windows to rear aspect, radiator.

**Garage**  
**9'1" (2.77m) x 16'2" (4.93m)**  
 Main up and over door to front aspect, window to rear aspect, entrance door opening to rear garden, electric light and power.

**Side Garden**  
 Garden laid to lawn, paved patio seating area, established shrubs and plants to borders, hedge, wooden fence and chain link fence to perimeter, gated access to front.

**Rear Garden**  
 Small enclosed garden area laid to shingle, wooden garden shed, access door to garage, wooden fence to perimeter.

**Agents Note**  
 EPC rating D58 (Full copy available on request)  
 Council tax band C (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.

- Detached Bungalow
- Three Bedrooms
- In Need of Some Modernisation
- CHAIN FREE!!
- Garden Room
- Kitchen/ Breakfast Room
- Corner Plot
- Cul de Sac Location
- Gas Central Heating
- UPVC Double Glazing

CHAIN FREE!! Situated on a corner plot in a cul de sac location in Watton, Longsons are delighted to bring to the market this detached three bedroom bungalow. The property would benefit from some modernisation and offers plenty of potential along with kitchen/breakfast room, garden room, two WC's, gardens, garage, parking, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance porch, hallway, lounge, kitchen/breakfast room, conservatory/utility room, garden room, rear lobby/WC, three bedrooms, bathroom, garage, parking, gardens, gas 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 Porch**  
 UPVC double glazed entrance porch with French doors opening to front aspect.

**Entrance Hall**  
 UPVC double glazed entrance door into porch, radiator.

**Lounge**  
**11'10" (3.61m) x 18'10" (5.74m)**  
 Feature stone work fireplace, UPVC double glazed French doors leading to side garden, UPVC double glazed windows to front and side aspects, three radiators.

**Kitchen/ Breakfast Room**  
**10'0" (3.05m) x 10'0" (3.05m)**  
 Kitchen units to wall and floor, work surface over, composite sink unit with mixer tap and drainer, breakfast bar, space for gas/electric oven with extractor hood over, two built in cupboards, one housing hot water cylinder the other housing gas central heating boiler.

**Conservatory/ Utility**  
**11'2" (3.4m) x 5'3" (1.6m)**  
 Space and plumbing for washing machine, tap, entrance door opening to rear garden.

**Rear Lobby**  
 WC, wash basin, entrance door opening to rear garden.

**Garden Room**  
**12'3" (3.73m) x 7'5" (2.26m)**  
 Solid roof, large UPVC double glazed windows to side and rear aspects, wall mounted gas heater (currently disconnected), electric light and power.

