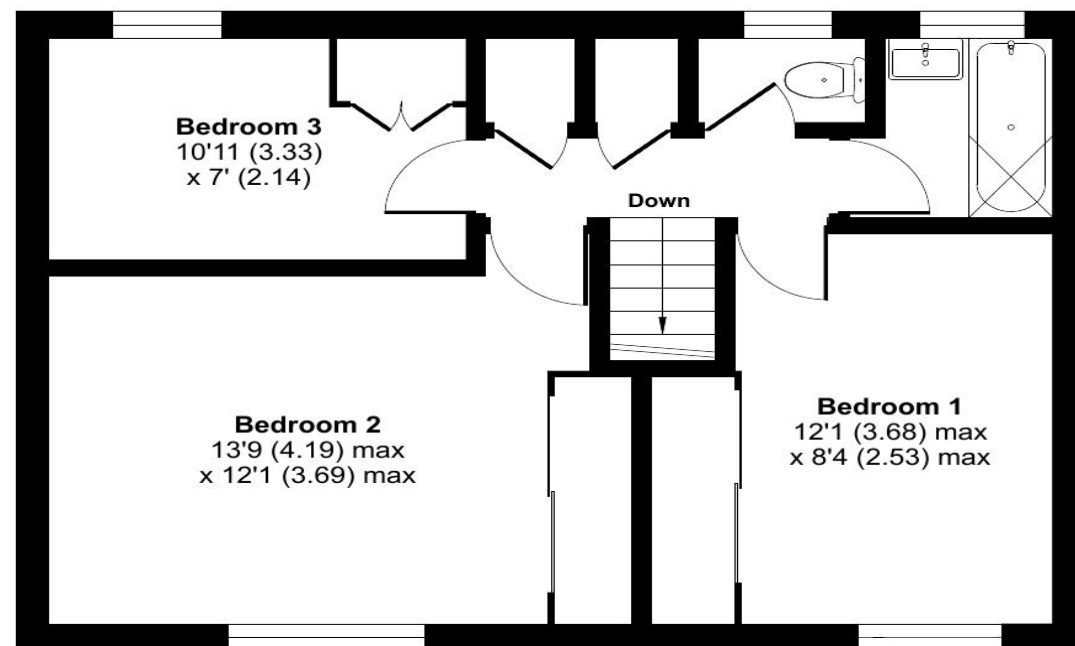




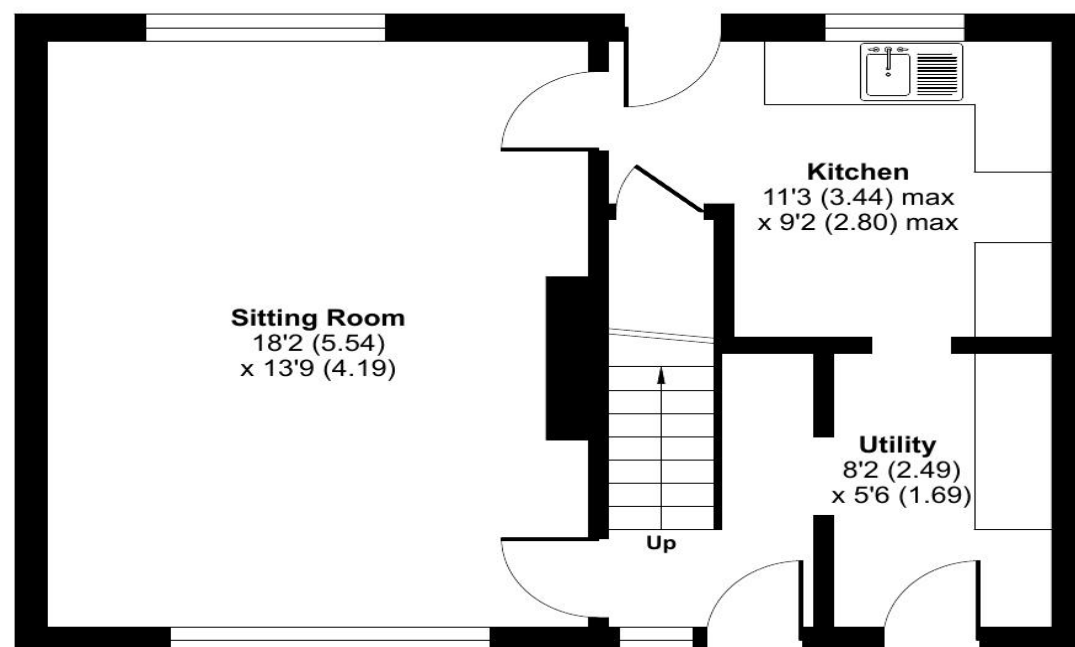
Akrotiri Square, Watton, Thetford, IP25

Approximate Area = 926 sq ft / 86 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). © ntechcom 2025. Produced for Longsons. REF: 1324105



Akrotiri Square, Watton, Thetford, IP25 6HY

Offered chain free! A three bedroom semi-detached house situated in the popular market town of Watton, The property has loads of potential and benefits from lounge/dining room, fitted kitchen, bathroom and separate WC, off-road parking, gas central heating and UPVC double glazing.

Price £160,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>

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Bedroom One
12'1" (3.68m) Max x 8'4" (2.54m) Max

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

Bedroom Two
13'9" (4.19m) Max x 12'1" (3.68m) Max

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

Bedroom Three
10'11" (3.33m) x 7'0" (2.13m)

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

Bathroom

Bath with electric shower over and shower curtain, hand wash basin, radiator, obscure glass UPVC double glazed window to rear.

Separate WC

WC, UPVC obscured glass window to rear.

Rear Garden

Paved patio area, area laid to lawn, large wooden shed, outside tap, gated access to front.

Outside Front

Gravelled driveway providing off-road parking, area laid to lawn, path to front door, gated access to front.

Agent's Notes

EPC rating D63 (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.

- CHAIN FREE!
- Three Bedroom Semi-Detached House
- Loads of Potential
- Energy Efficiency Rating D63
- Parking and Gardens
- UPVC Double Glazing
- Gas Central Heating
- Viewing Advised

CHAIN FREE!

Situated in the popular market town of Watton, Longsons are delighted to bring to the market this three bedroom semi-detached house with loads of potential. Ready to put your own stamp in it, the property benefits from a lounge/dining room, fitted kitchen three bedrooms all with built-in wardrobes, bathroom and a separate WC, off-road parking, garden, UPVC double glazing throughout and gas central heating. Viewing Highly Advised!

Briefly the property offers entrance hall, lounge/dining room, kitchen, three good sized bedrooms all with built-in wardrobe, bathroom, separate WC, gardens, parking, UPVC double glazing 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.

Entrance Hall

UPVC double glazed door to front with UPVC obscure glass panel to it's side, radiator, stairs to first floor.

Lounge/Dining Room
18'2" (5.54m) x 13'9" (4.19m)

Wall mounted gas fire, radiator, UPVC double glazed window to front and rear.

Kitchen
11'3" (3.43m) Max x 9'2" (2.79m) Max

Range of fitted units to walls and floor, stainless steel sink unit with mixer tap and two drainers, space for large Range style cooker with extractor hood over, radiator, under stairs cupboard, space and plumbing for washing machine, UPVC double glazed door to front, UPVC double glazed door leading to rear garden.

Stairs and Landing

Cupboard housing hot water cylinder, loft access.

