



Langmere Road, Watton Thetford IP25 6LG

welcome to

Langmere Road, Watton Thetford

>> GUIDE PRICE £210,000 - £230,000! Detached bungalow with easy access to local amenities and travel links. Gas central heating, double glazing, a generous driveway, detached garage, two bedrooms, a spacious lounge, and a well-maintained rear garden with patio, pond, and beautiful field views.



Entrance Porch

Carpet flooring, Radiator, Frosted double glazed window to the front aspect

Entrance Hall

Radiator, Frosted double glazed door to the side aspect, Airing cupboard, Loft access

Lounge

Carpet flooring, Radiator, Double glazed window to the front aspect

Kitchen

Vinyl flooring, Double glazed window to the side aspect, Range of wall-mounted low-level units, Complimentary rolled edge worksurfaces, Space for washing machine, Space for fridge freezer, Space for oven, Extractor hood, Inset 1.5 sink/drainers

Bedroom One

Carpet flooring, Double glazed window to the rear aspect, Radiator

Bedroom Two

Carpet flooring, Radiator, Double glazed sliding door to the rear aspect

Shower Room

Tiled flooring, Frosted double glazed window to the side aspect, Low-level WC, Pedestal handwash basin, Double shower cubicle

Garage

'Up and Over' door, Power and lighting

Outside

To the front of the property there is a small area laid to lawn with a large driveway leading to detached garage. The rear of the property features a large, enclosed garden, laid to lawn with patio area, artificial pond and wooden shed

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/WAT108994



welcome to

Langmere Road, Watton Thetford

- >> GUIDE PRICE £220,000- £240,000
- Large Rear Garden
- Garage
- Driveway Parking for Three Cars
- Field Views

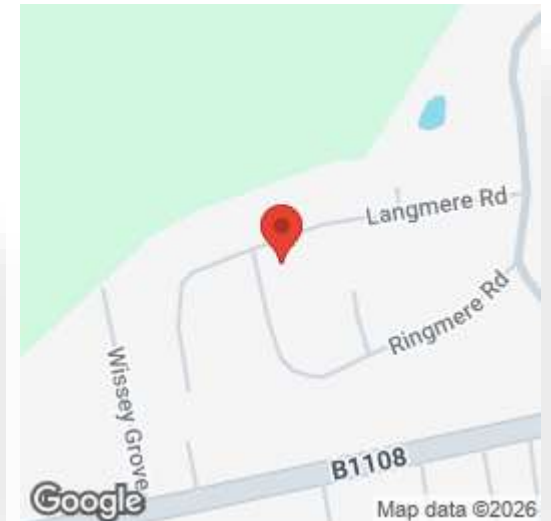
Tenure: Freehold EPC Rating: D
Council Tax Band: B



Total floor area 74.7 m² (804 sq. ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybook.co.uk



guide price
£210,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAT108994](https://www.williamhbrown.co.uk/Property/WAT108994)



Property Ref:
WAT108994 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)