



## 6 Brandon Road, Watton

OIEO £170,000 Freehold

Within the historic market town of Watton, you'll find this well-presented two-bedroom terraced house, offering an exciting opportunity for first-time buyers seeking a charming residence or savvy investors looking for a lucrative buy-to-let property. Boasting a harmonious blend of original character features and modern conveniences, this home is sure to captivate discerning buyers in search of comfort and style.



## Location

Located in the heart of Watton, Brandon Road offers the perfect balance of convenience and charm. This prime location places you just moments away from the town's bustling High Street, where you'll find a variety of shops, cafes, and essential amenities. Watton is well-known for its welcoming community and excellent local facilities, including schools, supermarkets, and leisure options such as the nearby Wayland Wood and Richmond Park Golf Club. With easy access to major road links, including the A1075 and A11, commuting to Norwich, Thetford, and beyond is seamless. Whether you're looking for a peaceful market town lifestyle or a well-connected home base, this address delivers on all fronts.



## Brandon Road

Upon entry, the inviting lounge welcomes you with its exposed wooden beams and a wood-burning fire, providing the perfect ambience for gatherings or relaxation on chilly winter evenings. Leading through into the kitchen, the character continues, offering exposed timbers.





There is a range of base and wall mounted units, providing a good degree of storage, including space for appliances, and is fitted with an electric single oven and ceramic hob over.

The remaining space downstairs includes a rear lobby, which grants access to both the downstairs bathroom and the lean to, with direct access to the rear garden and is also a great place for storage.

Ascending the stairs, you will find two well-appointed bedrooms: a spacious primary bedroom and a second bedroom adorned with fitted wardrobes. Both rooms offer comfortable space for rest and relaxation. The property is equipped with modern electric wall-mounted heaters and UPVC double glazing, ensuring comfort and energy efficiency throughout.

Externally, the residence features a front garden with low-level fencing, creating a charming kerb appeal, while the rear garden provides an outdoor space for al fresco dining or leisurely moments. Off-road parking is readily available for up to two vehicles, adding convenience to the property's many assets.

Situated in close proximity to the town centre and local primary school, residents will enjoy easy access to a host of amenities, including shops, public transport, and recreational facilities. Whether you're looking to settle into a cosy abode or seeking a sound investment opportunity, this two-bedroom terraced house in Watton promises a delightful living experience in a sought-after location.

### Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, and drainage.

Council Tax band: A

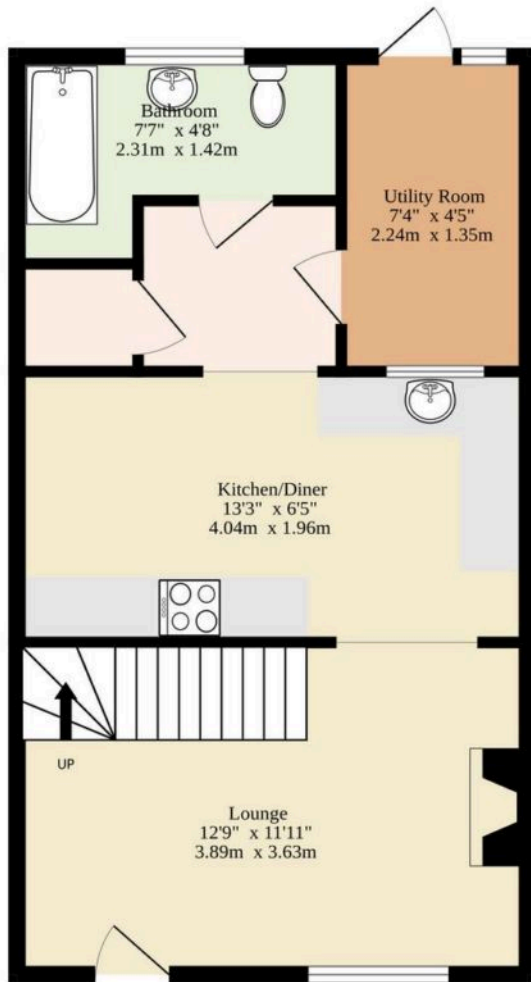
Tenure: Freehold

EPC Energy Efficiency Rating: E

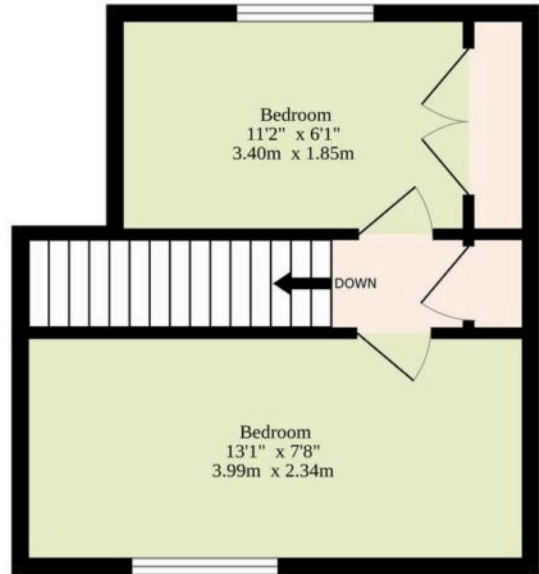
EPC Environmental Impact Rating: F



Ground Floor  
308 sq.ft. (28.6 sq.m.) approx.



1st Floor  
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 514 sq.ft. (47.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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