

BELVOIR!

DocuSigned by:

Mrs Short

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Norfolk Office
6 High Street Watton Norfolk IP25 6AE

Lovell Gardens

12/4/2019



Fixed price £675 pcm

**Key Features**

- Family Friendly Area
- 3 Bedrooms
- 2 Bathrooms
- Spacious Kitchen
- Sun Lit Living Room
- En Bloc Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
Address: 97 Lovell Gardens			
		64	70

Call: 01953 881331

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We would like to point out that all measurements, floor plans and photographs are for guidance purposes only. If there is any point, which is of particular importance to you, please obtain professional confirmation.

BELVOIR!Norfolk Office
6 High Street Watton Norfolk IP25 6AE**Full Description**

A well-presented 3 bedroom terrace house located in a popular residential area of Watton. The property is within walking distance of Watton town centre and local schools. The property benefits from being recently repainted, it has lots of useful storage and a low maintenance rear garden.

The accommodation comprises Entrance hall with cloakroom and coat cupboard leading to spacious lounge with double glazed doors to a sunny rear garden. The kitchen is a good size with plenty of cupboard space, a new free standing washing machine and integrated oven and hob with stylish black glass splash back.

Upstairs the landing has a shelved storage cupboard and leads to 3 bedrooms; 2 doubles and a single, each room has been painted white to provide a fresh and clean look with spot lights and grey carpets. The family bathroom completed the upstairs accommodation and is furnished with a P shaped bath and screen, new low level WC, sink and vanity unit.

Outside the garden is low maintenance being a large patio area and shingle. There is a lockable shed and a rear exit to the garage which is en bloc immediately behind the house.

In summary this house offers generous space for living in a family friendly area

Pets Considered

****Advertisement awaiting landlord approval****

We endeavour to make property particulars accurate and reliable, however, they do not constitute or form part of any contract and none is to be relied upon as statements of representation or fact. Any service, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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