



Post House Watton Road, Griston Thetford IP25 6QF

welcome to

Post House Watton Road, Griston Thetford

We are pleased to offer this converted four-bedroom house, set in the picturesque village of Griston occupying four spacious bedrooms with an ensuite off the master bedroom, modern kitchen/ diner, generous living room, family bathroom, extensive front and rear gardens and driveway parking.



Open Porch

Living Room

18' 6" x 17' 7" (5.64m x 5.36m)

Kitchen/ Diner

25' x 14' 11" (7.62m x 4.55m)

Bedroom/ Office

17' 7" x 11' 8" (5.36m x 3.56m)

Bedroom One

15' 4" x 10' 11" (4.67m x 3.33m)

Ensuite

Bedroom Two

15' 4" x 9' 4" (4.67m x 2.84m)

Bedroom Three

10' 4" x 8' 3" (3.15m x 2.51m)

Bathroom



Ground Floor



First Floor

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.focalagent.com



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welcome to

Post House Watton Road, Griston Thetford

- Located in the quiet Village of Griston
- Spacious accommodation Throughout
- Off- Road Parking for Several Vehicles
- Master Bedroom with Ensuite
- Modern Kitchen

Tenure: Freehold EPC Rating: F

offers in the region of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ATB109193 - 0006

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.



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