



Lovell Gardens, Watton Thetford IP25 6UB

welcome to

Lovell Gardens, Watton Thetford

>> GARAGE EN-BLOC! Three-bedroom mid-terraced home, situated on the popular Lovell Gardens development in Watton, close to local amenities. The property features a kitchen, spacious lounge, family bathroom, enclosed rear garden, driveway parking for two vehicles.



Porch/Utility Room

Carpet flooring, Double glazed window to the front aspect, UPVC door to the front aspect, Radiator, Storage cupboards, Space for washing machine and dishwasher

Entrance Hall

Carpet flooring, Stairs to first floor, Radiator

Cloakroom WC

Wood effect flooring, Double glazed windows to the front and side aspect, Low-level WC, Handwash basin, Wall-mounted heated towel rail

Kitchen

Wood effect flooring, Internal window to the front aspect, Range of wall-mounted low-level units, Complimentary rolled edge worksurfaces, 1.5 sink/drain, Integrated eye-level oven, inset hob, Extractor hood, Space for dishwasher and Fridge freezer

Lounge

Wood effect flooring, Double glazed sliding doors to the rear aspect, Radiator, Central electric fireplace,

Bedroom One

Carpet flooring, Double glazed window to the front aspect, Radiator, Built-in wardrobe

Bedroom Two

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

Bedroom Three

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

Bathroom

Wood effect flooring, Double glazed window to the front aspect, Low-level WC, Handwash basin with vanity storage, Panelled bath with shower overhead

Outside

To the front of the property there is a brick weave driveway with parking for two cars. To the rear of the property there is an enclosed patioed garden, with rear access and small area laid to lawn

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



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welcome to

Lovell Gardens, Watton Thetford

- Three-Bedroom Mid-Terraced Home
- Popular Location
- Driveway
- Garage En-Bloc
- Low-Maintenance Garden

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



£175,000

Total floor area 84.1 m² (906 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.propertybox.co.uk

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT109070 - 0003

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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