



Lovell Gardens, Watton Thetford IP25 6TX

welcome to

Lovell Gardens, Watton Thetford

>> END TERRACE! A well-presented three-bedroom end-terrace home in the popular market town of Watton, offering spacious living areas, a conservatory, generous rear garden, and en-bloc garage parking!



Porch

Carpet flooring, Door to the front aspect

Cloakroom WC

Vinyl flooring, Radiator, Low-level WC, Handwash basin with vanity cupboard, Double glazed window to the side aspect

Lounge

Carpet flooring, Two radiators, Stairs to the first floor, Double glazed window to the front aspect,

Kitchen/Diner

Wood effect flooring, Two double glazed windows to the rear aspect, Breakfast bar, Range of wall-mounted units, Complimentary rolled edge worksurfaces, Inset 1.5 sink/drain, Space for oven, Extractor hood, Space for dishwasher, Space for washing machine, Space for fridge freezer, Double glazed door to the rear aspect

Conservatory

Tiled flooring, Double glazed windows to the rear aspect, Door to the rear aspect

First Floor Landing

Carpet flooring, Loft access

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

Tiled effect flooring, Radiator, Double shower cubicle, Low-level WC, Pedestal handwash basin, Double glazed window to the front aspect

Outside

To the front of the property there is a paved front garden with mature shrubs to the side. The rear of the property features a fully enclosed garden with artificial turf, mature shrubs and bedded areas, there is a small shed for storage and a garage en-bloc.

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

- End- Terrace
- Three Generous Bedrooms
- Modern Kitchen/Diner
- Conservatory
- Garage en-bloc

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

£190,000



Total floor area: 65.7 m² (7,074 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). (Approved by www.propertybox.it)

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108960 - 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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