





Griston Road, Watton Thetford IP25 6DL

william h brown

welcome to

Griston Road, Watton Thetford

Well-presented three-bedroom home in the heart of Watton. Offering spacious accommodation including; separate dining room, en-suite to the main bedroom, enclosed rear garden, garage, and driveway parking. This property is ideal for families and first-time buyers alike!













Entrance Hall
Carpet flooring, UPVC double glazed door to the front aspect, Radiator

Cloakroom WC
Vinyl flooring, Frosted double glazed window to the front aspect, Radiator, Low-level WC, Pedestal handwash basin

Lounge
Carpet flooring, Double glazed sash window to the front aspect, Double glazed sliding door to the rear aspect, Central gas fireplace, Radiators

Dining Room
Carpet flooring, Double glazed sash window to the front aspect, Radiator

Kitchen
Vinyl flooring, Double glazed door to the rear aspect, Double glazed window to the rear aspect, Range of wall-mounted units, Complimentary rolled-edge worksurfaces, Inset oven, Gas hob, 1.5 sink/drainer, Space for washing machine, dishwasher and fridge freezer, Airing cupboard

First Floor Landing
Carpet flooring, Double glazed window to the rear aspect, Radiator, Loft access - recently boarded with built-in ladder

Bedroom One
Carpet flooring, Double glazed sash window to the front aspect, Radiator, Fitted wardrobe

En-Suite
Vinyl flooring, Frosted double glazed window to the rear aspect, Low-level WC, Pedestal handwash basin, Shower cubicle

Bedroom Two
Carpet flooring, Double glazed window to the rear aspect, Radiator.

Bedroom Three
Carpet flooring, Double glazed window to the front aspect, Radiator, Fitted wardrobe.

Bathroom
Vinyl flooring, Frosted double glazed window to the rear aspect, Low-level WC, Pedestal handwash basin, Panelled jacuzzi bath, Wall-mounted heated towel rail

Garage
'Up and Over' Electric powered door, Power and lighting

Outside
To the front of the property there is a gated shingle garden, surrounded by bushes and a patio pathway leading to the front door. To the rear aspect there is an enclosed garden, laid to lawn with patio area. The garden features mature shrubs and trees, personal door to the garage and rear access gate to the rear driveway

Agent's 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.

welcome to

Griston Road, Watton Thetford

- Three-Bedroom Home
- Enclosed Rear Garden with Patio Area
- En-suite Shower Room
- Garage
- Rear Driveway Parking

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



Ground Floor



First Floor



Garage

£230,000

Total floor area 93.2 m² (1,003 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.io

william h brown









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT109187

The Property Ombudsman

Property Ref:
WAT109187 - 0004

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.

william h brown

01953 881951

Watton@williamhbrown.co.uk

9 High Street, Watton, THETFORD, Norfolk, IP25 6AB

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.