



Lovell Gardens, Watton Thetford IP25 6UF

welcome to

Lovell Gardens, Watton Thetford

>> CHAIN FREE!! Three-bedroom terraced home located on the popular Lovell Gardens estate, offering a spacious lounge/diner, two double bedrooms, BRAND NEW BOILER and a low-maintenance rear garden with outbuilding, and convenient access to local schools and amenities. Early viewing recommended.



Entrance Hall

Tiled flooring, Storage cupboard, Radiator, Double glazed window to the front aspect

Cloakroom WC

Tiled flooring, Low-level WC, Pedestal handwash basin, Storage cupboard

Lounge/Diner

Carpet flooring, Radiator, Central electric fireplace, Extended storage heater, Double glazed French doors to the rear aspect,

Study

Carpet flooring, Storage heater, Double glazed window to the rear aspect

Kitchen

Tiled flooring, Radiator, Double glazed window to the front aspect, Fitted blinds, Range of wall-mounted low-level units, Complimentary rolled edge worksurfaces, 1.5 sink/drain, Built in double oven, Inset ceramic hob, Extractor hood, Space for washing machine and fridge freezer

First Floor Landing

Carpet flooring, Loft access, Airing cupboard

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Tiled flooring, Frosted double glazed window to the front aspect, Panelled bath with overhead shower, Low-level WC, Pedestal handwash basin, Wall-mounted heated towel rail, Extractor fan

Outbuilding

Wood flooring, Electric, power and lighting

Outside

The property features a low maintenance rear garden with patio, outbuilding and rear access.

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

- CHAIN-FREE!!
- BRAND NEW BOILER
- Popular Location
- Spacious Lounge/Diner
- Low Maintenance Garden

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



£180,000

Total floor area 90.1 m² (979 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 on its own inspection. Powered by www.propertybox.co.uk



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Property Ref:
WAT109054 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01953 881951



Watton@williamhbrown.co.uk



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



williamhbrown.co.uk