

FOR SALE



Two Bedroom House, Lincoln Close, Welwyn Garden City

OFFERS IN EXCESS OF £375,000

MARTIN & CO



Lincoln Close, Welwyn Garden City

Two Bedrooms, One Bathroom

OFFERS IN EXCESS OF **£375,000**

- **CHAIN FREE!**
- Well-presented two-bedroom property situated in a quiet and popular location
- Parking bay to front of property
- Good local amenities including shops, supermarkets, doctor's surgery and dentist.
- There are three primary schools, and a secondary school, all within walking distance.

SUMMARY

CHAIN FREE!! Martin & Co welcome to the market this modern well-presented two bedroom family home situated in a **QUIET** cul-de-sac in Panshanger. The property features **TWO** double bedrooms, kitchen, lounge/diner, bathroom, south facing landscaped garden and solar water panel. Panshanger is a short drive or bus journey from Welwyn Garden City **TOWN CENTRE** and mainline **TRAIN STATION**, with fast links to London, Kings Cross within 25 minutes. There is a regular bus service to the Town Centre, and additionally, there is good access to the A1(M) and A414.



The property is near to Moneyhole Lane Park, which provides a variety of outdoor sports activities, nearby open countryside, and woodland walks. WGC Town Centre features John Lewis, Waitrose, and Sainsburys, together with a variety of cafes, restaurants, and other retail outlets. Viewing is **HIGHLY RECOMMENDED!**

KITCHEN
Laminate flooring, a range of white wall and base units with laminate worktops, stainless steel sink, radiator, part-tiled walls, gas cooker with extractor hood over, space for washing machine and under-counter fridge, Ideal logic boiler, double-glazed window to front aspect, coving, ceiling lights.

ENTRANCE HALL

Composite front door, laminate Floor, radiator, storage space, double-glazed window to front aspect, coving, ceiling light.

LOUNGE/DINER 15' 4" x 14' 7" (4.67m x 4.44m)

Laminate flooring, two radiators, double-glazed window and French doors opening out onto garden, serving hatch to kitchen, coving, two ceiling lights.



STAIRS AND LANDING

Carpet, airing cupboard, access to part-boarded loft, coving, ceiling lights.

BEDROOM ONE 14' 7" x 10' 7" (4.44m x 3.23m)

Vinyl flooring, two radiators, two double-glazed windows to rear aspect, coving, ceiling light.

BEDROOM TWO 12' 0" x 7' 3" (3.66m x 2.21m)

Vinyl flooring, radiator, double-glazed window to front aspect, coving, ceiling light.

BATHROOM

Vinyl flooring, heated towel rail, white bathroom suite encompassing panel enclosed bath with shower attachment, low-level flush WC, wash-hand basin, double-glazed window to front aspect, part-panelled walls, coving, ceiling lights.

EXTERNAL SPACE

Parking bay to the front of property and storage cupboard.

To the rear of the property is a pleasant South-facing landscaped garden featuring a decked patio with large overhead awning, ideal for entertaining, Astroturf lawn with slate border to the side, featuring mature flowers and shrubs, shed, covered hot-tub area, and gated rear access.

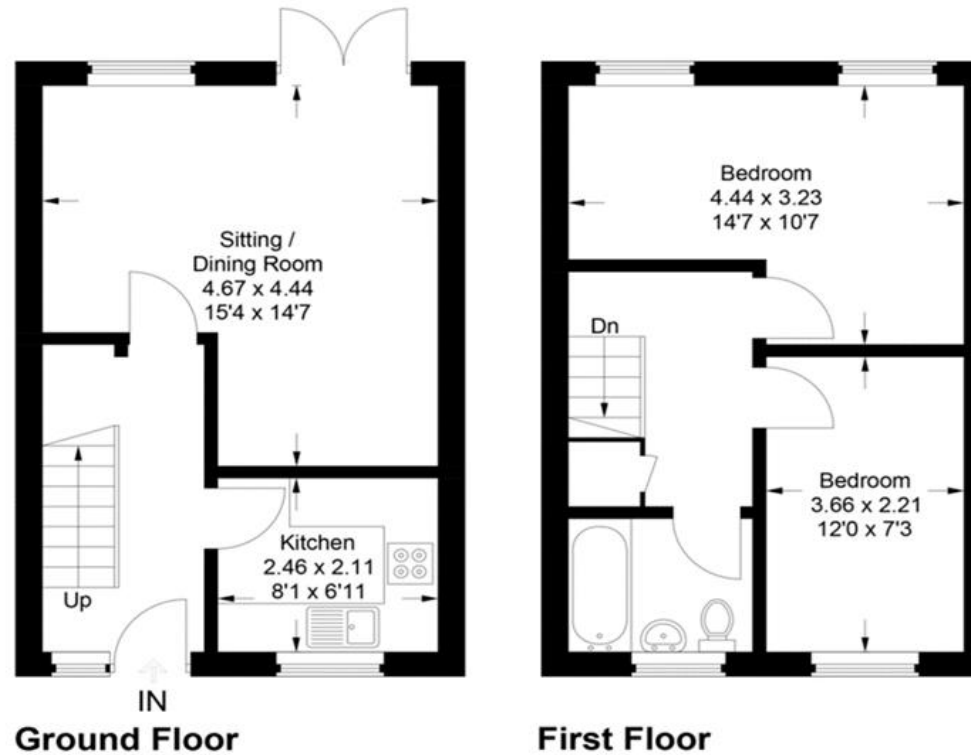
There is additional communal parking to the front of the property.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
Ground Floor = 31.1 sq m / 335 sq ft
First Floor = 30.8 sq m / 331 sq ft
Total = 61.9 sq m / 666 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.