



mather marshall
independent estate agents



28 Great North Road, Welwyn Garden City,

GUIDE PRICE £400.000-£450.000

**** For Sale by Informal Tender ** Deadline is Monday 31st August at 12 Noon ** Forms Available Upon Request ****

Mather Marshall are delighted to offer this three bedroom detached, double bay fronted chalet bungalow in need of modernisation. The property boasts huge potential to develop further STPP and is offered chain free. The accommodation briefly comprises of entrance hall, downstairs bathroom and double bedroom, good sized kitchen, lounge, snug, two first floor double bedrooms. Outside there is a 50ft front garden, to the rear a courtyard area with gated entry for parking spaces plus two outbuildings that could be developed STPP.

For further information or to book a viewing please call 01707 270777

Guide Price £400,000 Freehold



Entrance

Via front door to front aspect or via side porch which leads to the Inner Hall

Lounge

Bay window to front, door to:

Snug

Feature fireplace. Bay window to front.

Kitchen

A range of fitted wall and base units. sink and drainer. Space and plumbing for appliances. Door to rear courtyard and outbuildings.

Bedroom One

Built in cupboard, shelving and bedside shelves. Window to rear.

Bathroom

Comprises a three piece suite with a panel bath, wash hand basin and Wc.

First Floor

Bedroom Two

Eaves storage. Window to front

Bedroom Three

Eaves storage. Window to rear

Front Garden

Laid to lawn. Mature shrubs and trees to borders. Timber shed. Side access leading to the rear and side.

Rear Aspect

Gated driveway with parking for several vehicles. Outbuildings include a large pitched roof garage and workshop to the side, additional storage and work space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		