



Oak Piece, Welwyn, AL6 0XE

£350,000



## Oak Piece, Welwyn

Garage En-Bloc | Two Bedrooms | Enclosed Rear Garden | Village Location | Freehold

Welcomed to the market, a rarely available two bedroom terraced home in the heart of the hamlet Oaklands, Welwyn with a garage en-bloc and offered CHAIN FREE.

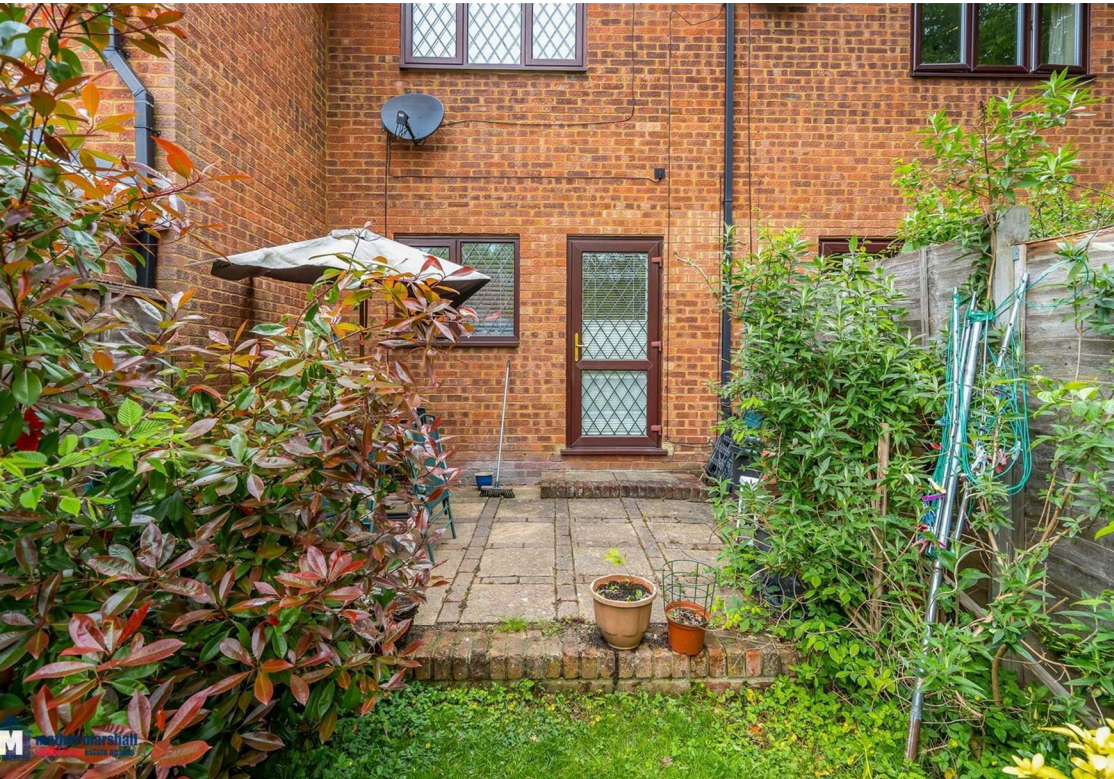
The property comprises a wide entrance hall, modern fitted kitchen with appliances, spacious living/dining room, master bedroom with fitted wardrobes, second double bedroom with storage and a modern family bathroom. Externally the rear garden has a sociable patio area with lawn and foliage, to the front is a useful storage cupboard and a garage en-bloc is situated circa 10 meters from the property.

Currently rented the property is well maintained with yearly gas safety checks and electrical installation condition report.

The property is freehold with a council tax Band of D with Welwyn Hatfield Council.

Oaklands is a village situated between Woolmer Green and Welwyn, Hertfordshire serviced by local shops, a florist, butchers, public house, doctors and schooling.







### **Front**

Front garden with shrubbery, storage cupboard.

### **Entrance Hall**

8'1" x 6'6"

Entrance via double glazed front door, stairs to first floor, wooden laminate flooring, under stair storage cupboard, opening to kitchen, door to living/dining room.

### **Living/Dining Room**

17'7" x 12'7"

Double glazed window to rear aspect, double glazed back door, wooden laminate flooring, radiator, TV point, under-stair storage cupboard.

### **Kitchen**

10'11" x 5'9"

Double glazed window to front aspect, range of wall and base units with oak effect worktop, integrated gas hob with stainless steel splashback and extractor over, integrated electric oven, stainless steel sink with drainer, freestanding fridge/freezer, freestanding washing machine, tiled flooring.

### **Bedroom 1**

11'4" x 12'7"

Double glazed window to rear aspect, carpet, radiator, fitted wardrobes.

### **Bedroom 2**

9'5" x 10'2"

Double glazed window to front aspect, radiator, carpet, storage cupboard.

### **Bathroom**

5'5" x 6'0"

Fully tiled walls, tiled flooring, panel bath with shower over and shower screen, wash hand basin with mixer tap, dual flush WC, radiator.

### **Garden**

Fully enclosed, patio area, lawn with plant borders, brick built BBQ.

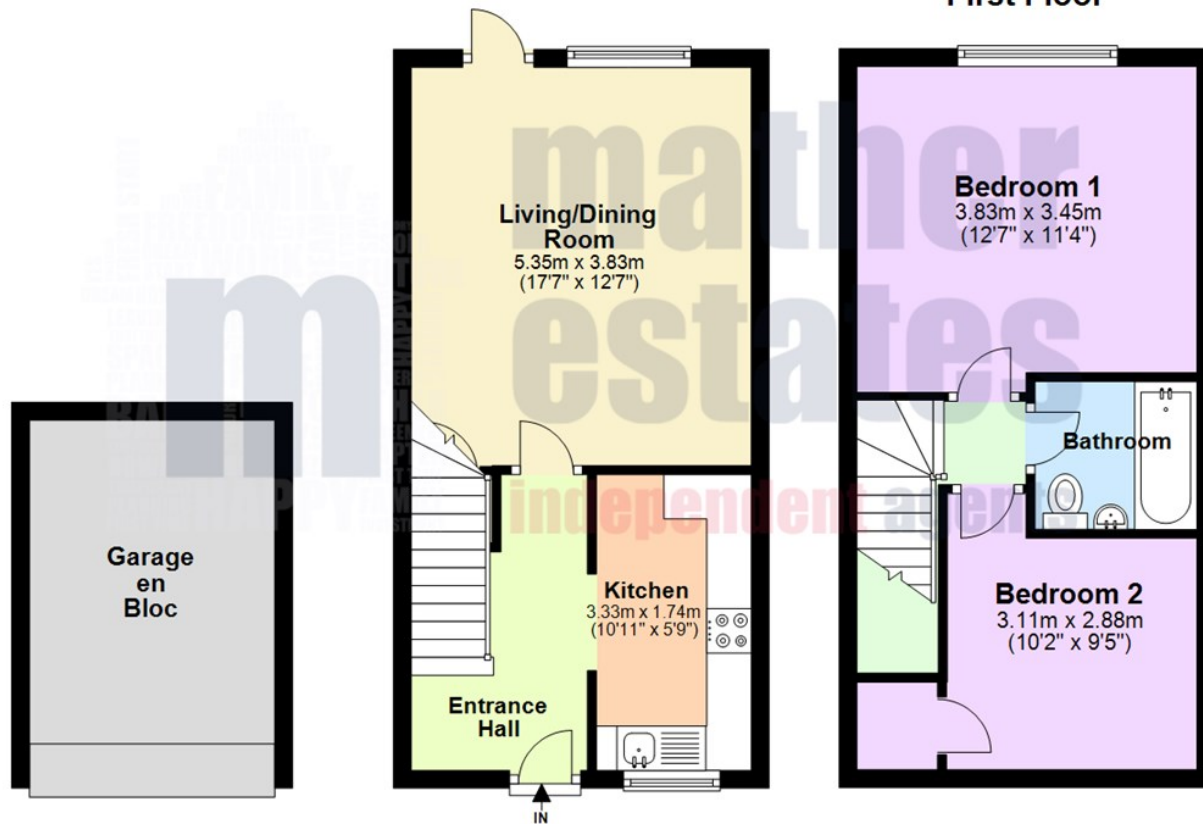
### **Garage en Bloc**

Up and over door.

### **Disclaimer**

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 will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
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6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## Ground Floor



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
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