



Ramblers Way
Welwyn Garden City | AL7 2JX

AGENT HYBRID

Guide Price £240,000 -
£250,000



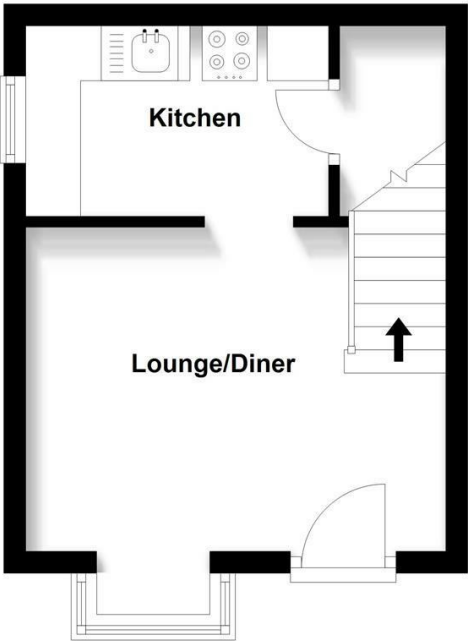
An ideal first time buy or investment purchase. Offered CHAIN FREE, we welcome to the market a modern, One Bedroom Cluster House, located in the popular Panshanger district of the 'Garden City' and offers access to countryside walks, schools, local shopping amenities - Morrison's, Tesco Express - and all major road links (A414 Hertford Road). Ideally located for Shire Park and the A1(M), this home is also within easy reach of shops and the train station, offering direct links to Finsbury Park and London King's Cross (London Kings Cross 25 minutes). Accommodation briefly comprises of. A PVC door opening into a bay fronted Lounge/Dining area, with open arch leading to the Kitchen. Stairs from the lounge rise to the first floor, where you will find a Double Bedroom with fitted wardrobes and the Bathroom. To the front you will find a designated garden area, with a shed and ample room for a table & chairs. You will also find an Allocated Parking Space to the side of the property.

DIMENSIONS

- Lounge/Diner 12'7 x 9'8
- Kitchen 9'1 x 5'8
- Bedroom 12'7 x 9'1 (inc robes)
- Bathroom 6'1 x 5'7

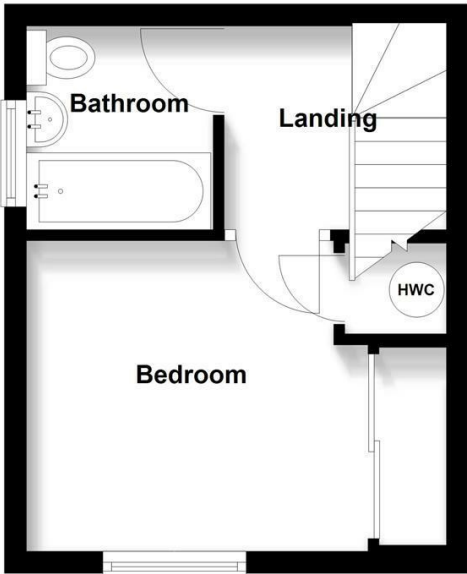
Ground Floor

Approx. 18.6 sq. metres (200.4 sq. feet)



First Floor

Approx. 18.3 sq. metres (197.2 sq. feet)



Total area: approx. 36.9 sq. metres (397.6 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Rome sizes should not be relied upon for furnishing purposed and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73

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