

Property Information Summary

Key Alerts

- Property is in a designated conservation area (Yes)
- Tree preservation order present and complied with (Yes)
- Past dispute regarding boundary tree (resolved) (Yes)
- Smoke or carbon monoxide alarm present (Yes)

Property Details

- Address: 58 Digswell Park Road, Welwyn Garden City, Hertfordshire, AL8 7NS
- Leasehold (Lease End: 25/03/2961, Ground Rent: 50 pa, 0% increase)
- Parking: Garage, Drive, Off Road Parking

Key Selling Points

- Location
- Ample parking
- Proximity to schools and transport
- Updated kitchen
- Double glazing

Reasons to Live Here

- Family-size property with potential to extend (side passage and over garage)
- Quiet road within walking distance of train station

Alterations

- 2020: All windows replaced throughout house
- 2000: Conservatory added (no walls removed)
- Building regulation approval obtained

Fixtures and Fittings

- Curtains taken by seller

Utilities

- Electricity Octopus
- Gas Octopus
- Water Affinity Water
- Drainage Thames Water
- Telephone Virgin
- Cable TV & Broadband Virgin
- Gas central heating (installed & serviced 20/12/2023, in good working order)

Insurance

- Buildings insurance Aviva

Boundaries

- No ownership issues reported

Occupiers

- No occupiers aged over 17 other than owner

Transactional

- All rubbish removed, property clean and tidy
- Keys and alarm codes to be left