



Because property is personal with...

Mimram Road, Welwyn, AL6

BELVOIR!

Guide price £299,995



Key Features

- CHAIN FREE
- LOCATED IN THE HEART OF WELWYN VILLAGE
- CHARMING ONE BEDROOM COTTAGE
- PRIVATE COURTYARD STYLE GARDEN
- GRADE II LISTED
- A STONE'S THROW AWAY FROM THE EVER POPULAR WELWYN HIGH STREET
- EPC rating D
- Freehold





CHARMING COTTAGE IN THE HEART OF WELWYN VILLAGE! - This chain free, period property is ideally situated, boasts an incredible amount of character and is just a stone's throw away from Welwyn High Street and its array of amenities.

Accommodation comprises a Lounge, Kitchen, Bedroom and Bathroom. Externally there is a courtyard garden to the rear, and a charming front garden to the front.

This property is just a stone's throw from Welwyn High Street, with amenities including doctors, dentists, award winning restaurants, pubs, tea rooms, boutique shops and Tesco Express. Renowned primary schooling is within walking distance with secondary schooling just a short distance away. For commuters, there is Welwyn North mainline station (1.1 miles away) with fast and frequent services into London and northwards, and the A1(M) Junction 6 (0.5 miles away), M1 and M25 for road links.

Lounge 3.73 x 3.18

Carpet flooring, double glazed window to front aspect, wood log burner, door leading to Kitchen.

Kitchen 3.73 x 2.34

A range of base and eye level units, integrated appliances to include electric oven, gas hob, extractor hood and a stainless steel sink with mixer taps. Space for fridge freezer, access to storage cupboard, tiled flooring, tiled splash backs, double glazed window to rear aspect, door leading to courtyard and stairs leading to upper level.

Bedroom 3.62 x 3.12

Carpet flooring, double glazed window to front aspect.

Bathroom

Modern fitted bathroom suite comprising a low level flush w.c, pedestal hand wash basin and panel enclosed bath with shower attachment and splashguard. Double glazed windows to rear aspect, space and plumbing for washing machine, laminate flooring and partly tiled walls.

Outside

Courtyard garden with rear pedestrian access.

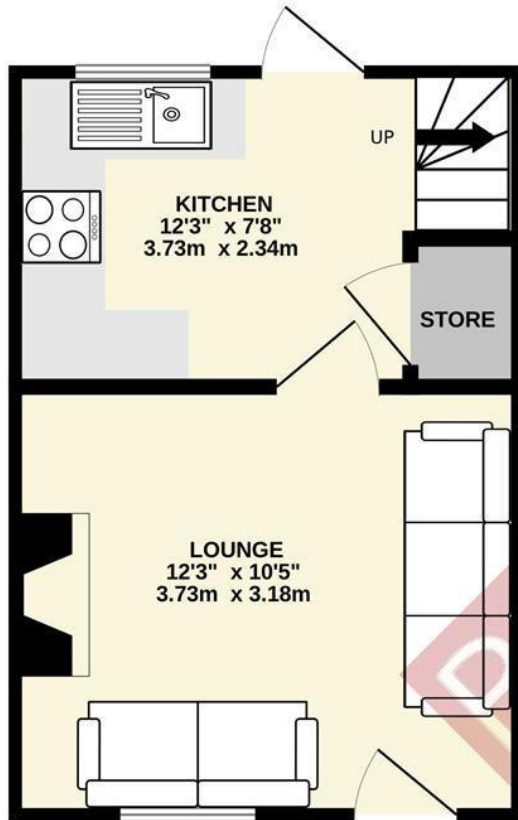
Agents Notes

Belvoir are advised;
Council tax - Welwyn Hatfield band C

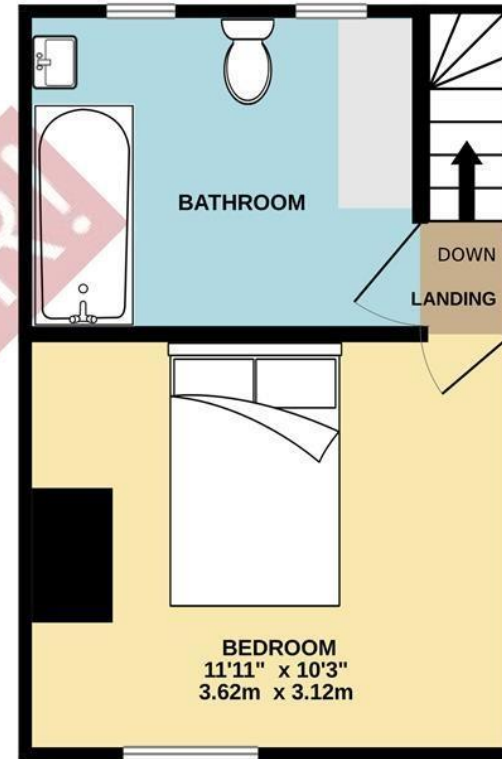
BELVOIR DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

GROUND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



1ST FLOOR
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 424 sq.ft. (39.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



BELVOIR!