



**Connells**

The Wade  
Welwyn Garden City





## Property Description

\*\* The Valuation has been carried out taking into consideration the work that is required on the property\*\*

An opportunity to purchase this three bedroom end of terrace home situated on a spacious corner plot. Offered chain free, this property presents an exciting opportunity for modernisation and personal touch and has the potential to extend (STPP). This property boasts a spacious lounge perfect for family gathering, a kitchen, three proportionate bedrooms, a family bathroom and a garage. The property also benefits from generous front and rear gardens

Conveniently located near local amenities and King George Playing Fields this property has tremendous potential and is sure to be popular! Please do call early to avoid disappointment.

## Entrance Hall

## Lounge

19' 11" x 10' 8" ( 6.07m x 3.25m )

Double glazed to front aspect, carpeted, radiators, gas fire, double glazed sliding door,

## Kitchen

19' 8" Max x 9' 3" Max ( 5.99m Max x 2.82m Max )

Double glazed windows to rear and side aspect, parquet flooring, range of wall and base level units, sink with drainer.

## Landing

## Bedroom One

11' x 10' 10" ( 3.35m x 3.30m )

## Bedroom Two

10' 4" x 8' 8" ( 3.15m x 2.64m )

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

## Bedroom Three

11' x 6' 4" ( 3.35m x 1.93m )

Double glazing to the front and rear. Carpeted, Radiator. Cupboard

## Bathroom

Frosted double glazed windows to rear and side aspect, wash hand basin, low level wc, panel enclosed bathtub.

## Front Garden

## Rear Garden

## Garage

## Agents Notes

Property is sold as seen.

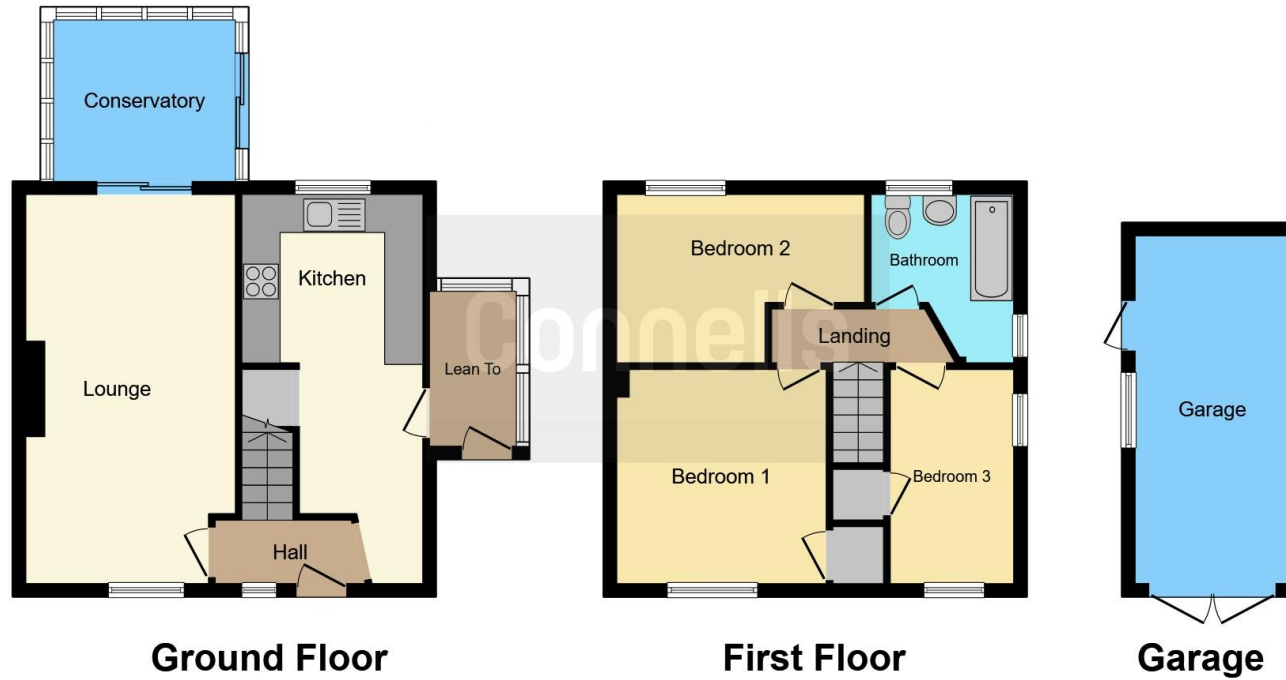












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01707 322 903**  
**E [welwyngardencity@connells.co.uk](mailto:welwyngardencity@connells.co.uk)**

38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WWY306763](http://connells.co.uk/Property/WWY306763)**

Tenure: Freehold



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. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WWY306763 - 0023