



**Connells**

Carve Ley  
Welwyn Garden City



## Property Description

A CHAIN FREE, two bedroom semi-detached property situated in this popular location. Giving an opportunity to put your own stamp on it, as this house requires some modernisation. The property benefits from a driveway for a car and a private mature back garden.

### Entrance Hall

Double glazed front door, double glazed window to the front, stairs to the 1st floor, radiator, cupboard and gas meter.

### Lounge/Diner

8' 6" x 11' 5" ( 2.59m x 3.48m )

Double glazing, side patio doors to rear, radiator, gas fire place and serving hatch to kitchen.

### Kitchen

8' 6" x 7' 11" ( 2.59m x 2.41m )

Double glazing window to the front, stainless steel sink and drainer, cupboards at wall and base level, built in larder and door to side lobby

### Side Lobby

18' x 5' ( 5.49m x 1.52m )

Double glazing doors to side and rear, radiator, electric meter and wall based fuse box.

### Landing

Double glazing window to the front, wall based gas boiler, loft access, built in airing cupboard

### Bedroom 1

11' 7" x 10' 7" ( 3.53m x 3.23m )

Double glazed window to the rear, radiator, built in cupboards and wardrobes, carpeted.

### Bedroom 2

11' 7" x 11' 3" ( 3.53m x 3.43m )

Double glazed window to the rear, exposed floorboards and wardrobes

### Bathroom

Paneled bath, wash hand basin, part tiled walls, frosted double glazed window to the front, radiator, carpeted.

### Seperate Wc

Low level WC, radiator, frosted double glazed window to the front, carpeted.

### Front Garden

Lawned area, shrub beds and borders, pathway to front door.

### Rear Garden

Hard slab patio area with canopy, laid to lawn

with mature trees and shrubs, private and unoverlooked from the rear.

## Parking

Off road driveway for one car.

## Agents Note

There may be a delay in the sale as there is an Equilaw application outstanding with Land Registry. Our solicitors are not able to determine the lease until complete.







To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WWY306813](https://www.connells.co.uk/Property/WWY306813)**

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.

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Property Ref: WWY306813 - 0008