



Connells

Parkfields
Welwyn Garden City



Property Description

A 1930's built three bedroom semi-detached family home with garage and driveway situated in this highly desirable West Side location in Welwyn Garden City.

Within walking distance to the town centre and train station, and sought after Applecroft Primary and Stanborough Secondary School, this super home benefits from two reception rooms, downstairs WC, and good size rear garden.

These properties have potential to extend subject to the necessary consents.

This is a much loved family home which would benefit from some general modernisation.

Entrance Hall

Double glazed front door, radiator and stairs leading to first floor.

Cloakroom

Double glazed window to side, Low level WC and wash hand basin.

Lounge

14' 5" x 9' 11" (4.39m x 3.02m)

Large double glazed bay window to front, TV point, radiator, telephone point, fireplace.

Dining Room

14' 5" x 10' 5" (4.39m x 3.17m)

Large Bay double glazed French doors

leading to garden, two radiators, Telephone point.

Kitchen

9' x 8' 1" (2.74m x 2.46m)

Space for Electric/Gas cooker, room for washing machine, stainless sink and drainer, double glazed window to rear, double glazed door leading to side, cupboards at wall and base level, worktops, cupboard housing gas boiler.

First Floor

Landing

Double glazed window to side, loft access point

Bedroom 1

12' 3" x 10' 5" (3.73m x 3.17m)

Radiator, large double glazed bay window to front, two built in cupboards, TV point, telephone point.

Bedroom 2

13' 5" x 10' (4.09m x 3.05m)

Radiator, double glazed window to rear.

Bedroom 3

8' 7" x 6' 11" (2.62m x 2.11m)

Double glazed window to front, radiator

Wetroom

Tiled Walls, Wet Room with electric shower, wash hand basin, frosted double glazed windows to rear,

Separate Toilet

Low level WC, frosted double glazed window to rear.

External

Front Garden

Paved Driveway to 3/4 cars, small lawn area

Rear Garden

Paved patio area, leading onto lawn with a vegetable patch to the rear of the garden. Gated side access

Garage

Metal up and over door. Personal wooden door into rear garden. Workshop area to the rear of the garage.

Leasehold Information

Lease - 999 years from 29th September 1935

= 910 years remaining

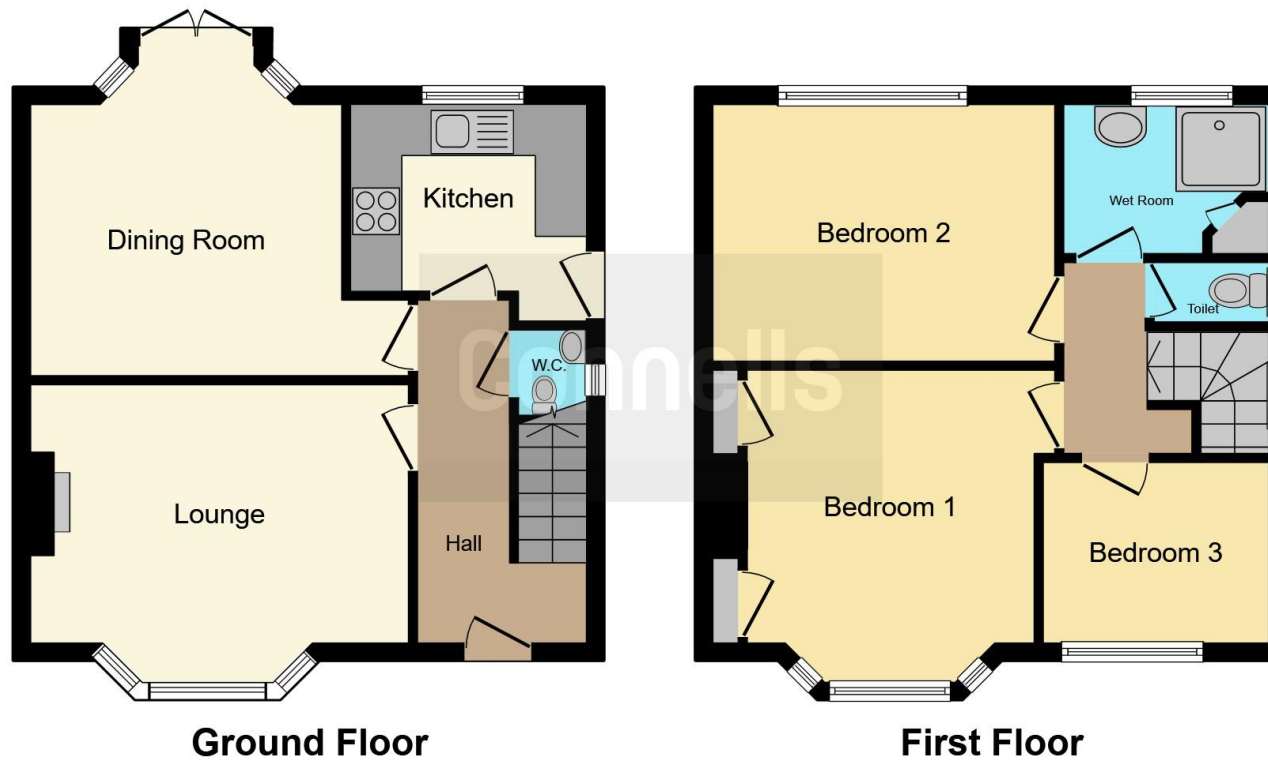
Service Charge - Zero

Ground rent - £8 per year









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

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY306874

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1935. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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