



Connells

Heronswood Road
Welwyn Garden City



Property Description

Connells are proud to market this three bedroom family home located in a popular area of Welwyn Garden City which has good links to the town centre, local amenities and local schools. An ideal family home or buy to let investment!

CALL TO BOOK YOUR VIEWING SLOT!!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and

conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Double glazed door, radiator, stairs leading down to cloakroom and stairs leading up to first floor.

Cloakroom

Low Level WC, wash hand basin and frosted double glazed window to rear.

Dining Area

9' 1" x 10' 10" (2.77m x 3.30m)

Double glazed window to front and radiator. Archway into kitchen.

Kitchen

10' 10" x 7' 7" (3.30m x 2.31m)

Sink and drainer, gas hob and electric oven, cupboards wall and base level, double glazed window and door to rear, freestanding

dishwasher and fridge (included) Archway into dining area.

Utility Area/Side Lobby

Double glazed doors to front and rear, freestanding washing machine, tumble dryer and freezer (included) Electric and gas meters, wall based gas boiler and wall based cupboards with work surface under.

1st Floor

Landing

Double glazed window to rear, stairs leading down to ground floor and stairs up to second floor.

Bedroom 3

10' 4" x 6' 8" (3.15m x 2.03m)

Double glazed window to rear and radiator.

Lounge

20' 4" x 11' 1" (6.20m x 3.38m)

Double glazed window to front, TV and Telephone points. Two radiators.

2nd Floor

Landing

Double glazed window to rear, loft access.

Bedroom 1

10' x 11' 8" (3.05m x 3.56m)

Double glazed window to front, built in storage cupboard and radiator.

Bedroom 2

10' 6" x 11' 7" (3.20m x 3.53m)

Double glazed window to front and radiator.

Bathroom

Bath with shower attachment, low level WC, Sink unit, separate shower cubicle, radiator and double glazed frosted window to rear.

External

Rear Garden

Paved patio, laid to lawn with shrub bed borders.

Agents Note

The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.'









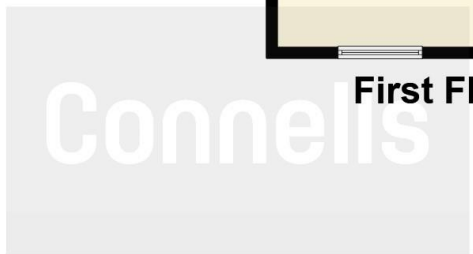
Ground Floor



First Floor



Second Floor



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: D

view this property online connells.co.uk/Property/WWY306871

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.

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