



**Connells**

Aldbury Grove  
Welwyn Garden City



# Aldbury Grove Welwyn Garden City AL7 2LB

for sale guide price  
**£300,000**



## Property Description

A CHAIN FREE three bedroom end of terrace family home with a driveway for one car.

This property benefits from entrance hall, downstairs cloakroom, lounge, kitchen/diner, to the first floor there are three bedrooms and a family bathroom, in addition the property is serviced by gas central heating to radiators.

Externally there is an enclosed rear garden

## 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

Wooden Front door, stairs to first floor, understairs space, built in cupboard, radiator.

## Cloakroom

Low level w/c, wash hand basin, frosted double glazed window, tiled flooring.

## Lounge

17' 7" x 10' 4" ( 5.36m x 3.15m )

double glazed sliding patio door to the rear, double glazed door to rear, wood effect flooring, radiator, television point.

## Kitchen/Diner

15' 7" x 9' 4" max ( 4.75m x 2.84m max )

Double glazed frosted window to the front, stainless steel sink and drainer, cupboards at

wall and base level, gas hob, extractor hood, electric oven, plumbing for washing machine and dishwasher.

## First Floor

### Landing

Built in cupboard (linen), built in cupboard housing hot water cylinder, built in overstairs cupboard, loft access housing gas boiler (Worcester Bosch) replaced approx 8 years ago.

### Bedroom 1

13' 6" x 8' 7" plus door recess ( 4.11m x 2.62m plus door recess )

Double glazed window to the rear, radiator.

### Bedroom 2

12' 7" max x 8' 5" max plus door recess ( 3.84m max x 2.57m max plus door recess )

Double glazed window to the rear, radiator, fitted wardrobes.

### Bedroom 3

9' 8" x 8' 8" ( 2.95m x 2.64m )

Double glazed window to the rear, radiator.

## Bathroom

Four piece suite comprising of corner bath with mixer taps and shower attachment, Low level w/c, shower cubicle, frosted double glazed window, heated towel rail, extractor fan, recessed spotlights.

## External

## Rear Garden

Paved patio area, laid to lawn, gated rear access, outside store room.

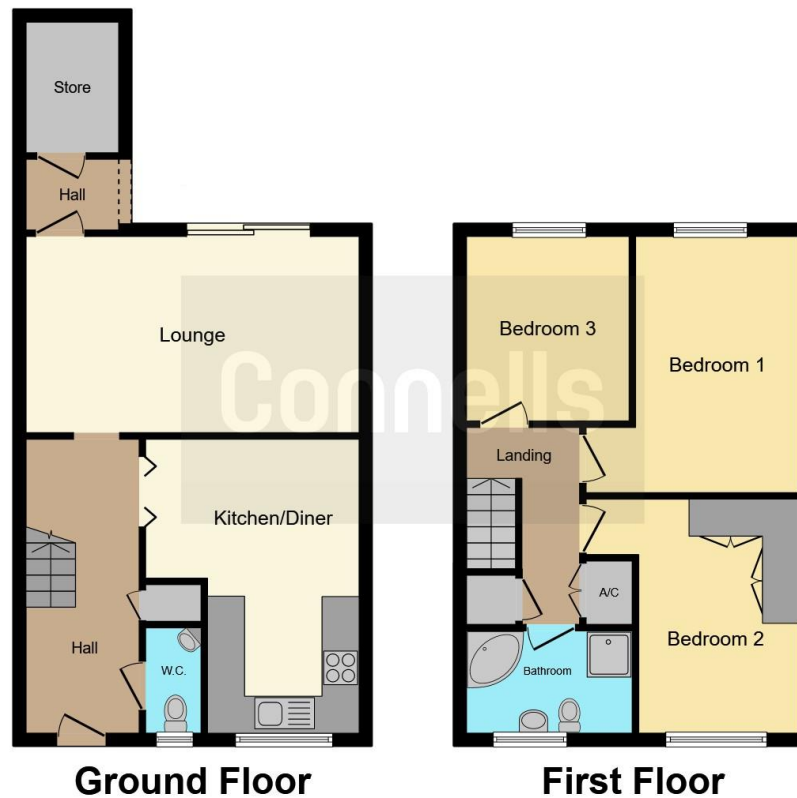












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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