

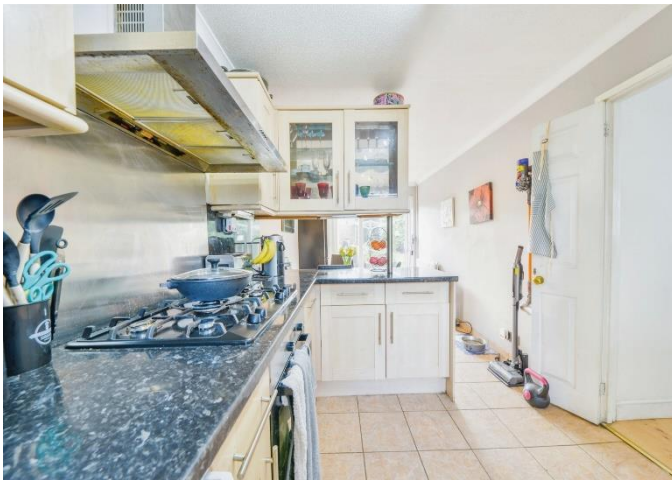


Blythway, WELWYN GARDEN CITY AL7 1DL

welcome to

Blythway, WELWYN GARDEN CITY

**** THE PROPERTY WILL BE FREEHOLD ON COMPLETION **** This three bedroom mid-terraced family home is situated in the sought after Haldens area of Welwyn Garden City. . The property boasts entrance hall, lounge, dining room and fully fitted kitchen. Upstairs offers three bedrooms and family shower room. Additional benefits include double glazing and central heating throughout and off street parking. Welwyn Garden City town centre is only a short walk away and offers a wide range of amenities and shops as well as the main line train station in to London Kings Cross and Moorgate.



Entrance Hall

Laminate wood flooring, storage cupboard.

Lounge

13' 10" x 11' 4" (4.22m x 3.45m)

Laminate wood flooring, double glazed window to rear, decorative fireplace, radiator.

Dining Room

10' 1" x 8' 2" (3.07m x 2.49m)

Tiled flooring, sliding door to garden, radiator.

Kitchen

9' 10" x 8' 7" (3.00m x 2.62m)

Tiled flooring, double glazed window to front, integrated fridge freezer, gas hob, electric oven, sink, extractor fan.

Bedroom One

12' 5" x 11' 4" (3.78m x 3.45m)

Laminate wood flooring, double glazed window to rear, radiator.

Bedroom Two

11' 3" x 9' 10" (3.43m x 3.00m)

Laminate wood flooring, double glazed window to rear, radiator.

Bedroom Three

8' 7" x 8' 2" (2.62m x 2.49m)

Laminate wood flooring, double glazed window to front, radiator.

Shower Room

Double glazed window to front, walk in shower, wash hand basin, heated towel rail, W/C.



Ground Floor



First Floor

Total floor area 85.2 m² (918 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Blythway, WELWYN GARDEN CITY

- Three Bedrooms
- Two Reception Rooms
- Mid Terraced
- Off Street Parking
- Close To Town Centre

Tenure: Leasehold EPC Rating: C

Offers in excess of

£375,000



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This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108348 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property