



**Holwell Road, Welwyn Garden City AL7 3RE**

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## **Holwell Road, Welwyn Garden City**

This three bedroom mid terraced property is the perfect family home offered to the market via Modern Method of Auction and boasting off street parking and great sized bedrooms. This property requires modernisation throughout and comprises of entrance hall, spacious lounge with under stairs storage and fitted kitchen. Upstairs offers two double bedrooms, one single bedroom and shower room. Externally the property offers a driveway for two cars and side access to the rear garden. Further benefits include easy access to local shops, Welwyn Garden City town centre and train station.



## 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 £300 inc VAT towards the preparation cost of the pack.

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.

## Lounge

13' x 12' 7" ( 3.96m x 3.84m )

Double glazed window to front, carpet, storage under stairs, radiator.

## Kitchen

9' 4" x 9' 4" ( 2.84m x 2.84m )

Double glazed window to rear, wooden flooring, radiator, worktops.

## Kitchen Annexe

9' 4" x 6' ( 2.84m x 1.83m )

Wooden flooring, sink.

## Bedroom One

13' 9" x 12' 7" ( 4.19m x 3.84m )

Double glazed window to front, carpet, radiator, storage cupboard.

## Bedroom Two

10' x 9' 7" ( 3.05m x 2.92m )

Double glazed window to rear, carpet, radiator.

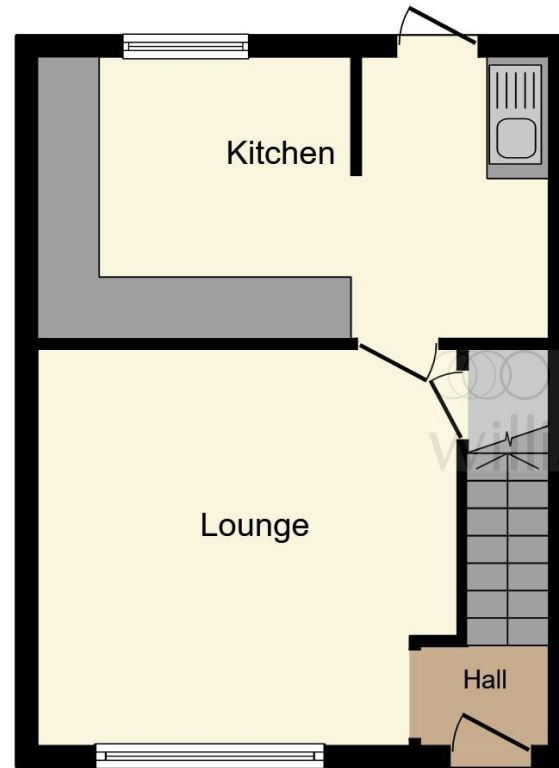
## Bedroom Three

8' 2" x 7' 10" ( 2.49m x 2.39m )

Double glazed window to front, carpet, radiator.

## Shower Room

Single glazed window, laminate wood flooring, shower cubicle, radiator, wash hand basin, W/C.



**Ground Floor**



**First Floor**

Total floor area 71.2 m<sup>2</sup> (767 sq.ft.) approx

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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## Holwell Road, Welwyn Garden City

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- Mid-Terraced

Tenure: Freehold EPC Rating: C

guide price

**£285,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN108506 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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