



**Ludwick Way, WELWYN GARDEN CITY AL7 3QG**

**welcome to**

**Ludwick Way, WELWYN GARDEN CITY**

**GUIDE PRICE OF "£350,000 – £360,000"** This fantastic CHAIN FREE two bedroom mid-terraced home is ideally situated close to local amenities including shops, schools, bus routes and only a short walk into the busy town centre and mainline train station into London. There are also great commuter links via the A414, A1 (M) & M25. The property boasts entrance hall, large living/ dining room with doors to the rear garden. The newly fitted kitchen is offered with ample storage units as well as space for cooker/washing machine/dishwasher and fridge freezer. Upstairs offers two good size bedrooms plus a shower room. In addition, the property offers double glazing throughout, gas central heating, south facing garden and garage.



### Entrance Hall

Double glazed door to side, radiator.

### Lounge

11' 8" x 14' 4" ( 3.56m x 4.37m )

Wooden flooring, patio door to rear.

### Kitchen

8' 8" x 9' 9" ( 2.64m x 2.97m )

Double glazed window to front, wooden flooring, space for cooker/washing machine/dishwasher/fridge freezer, sink, drainer, spotlights.

### Landing

Carpet.

### Bedroom One

11' 8" x 9' 5" ( 3.56m x 2.87m )

Double glazed window to rear, carpet, radiator.

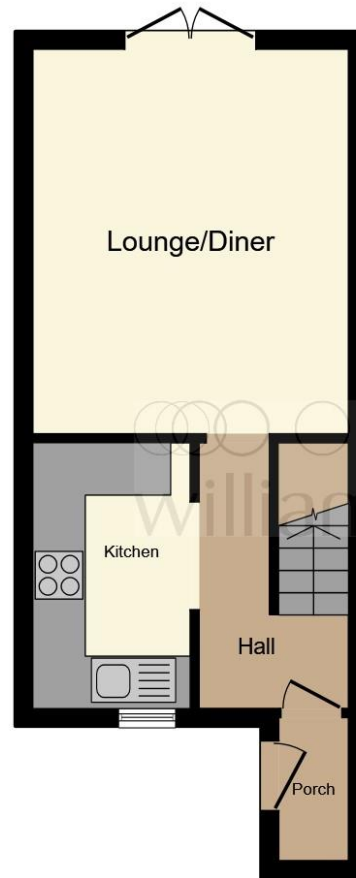
### Bedroom Two

8' 7" x 10' 4" ( 2.62m x 3.15m )

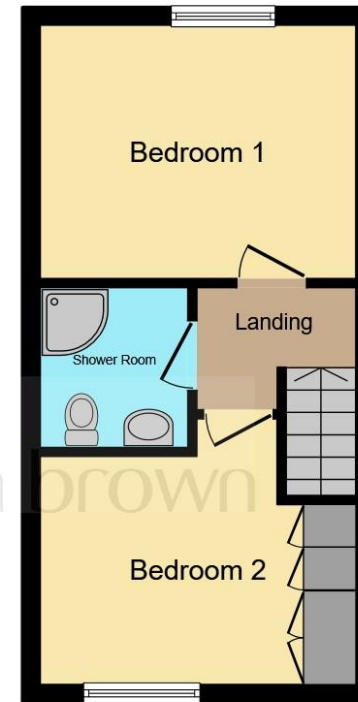
Double glazed window to front, carpet, radiator, fitted wardrobes.

### Shower Room

Tiled flooring, part tiled walls, shower cubicle, W/C, wash hand basin, spotlights, extractor.



**Ground Floor**



**First Floor**

Total floor area 55.8 sq.m. (601 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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## Ludwick Way, WELWYN GARDEN CITY

- CHAIN FREE
- Mid-Terraced
- Two Bedroom
- South Facing Garden
- Garage
- New Kitchen

Tenure: Freehold EPC Rating: C

guide price

**£350,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN108631 - 0005

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