

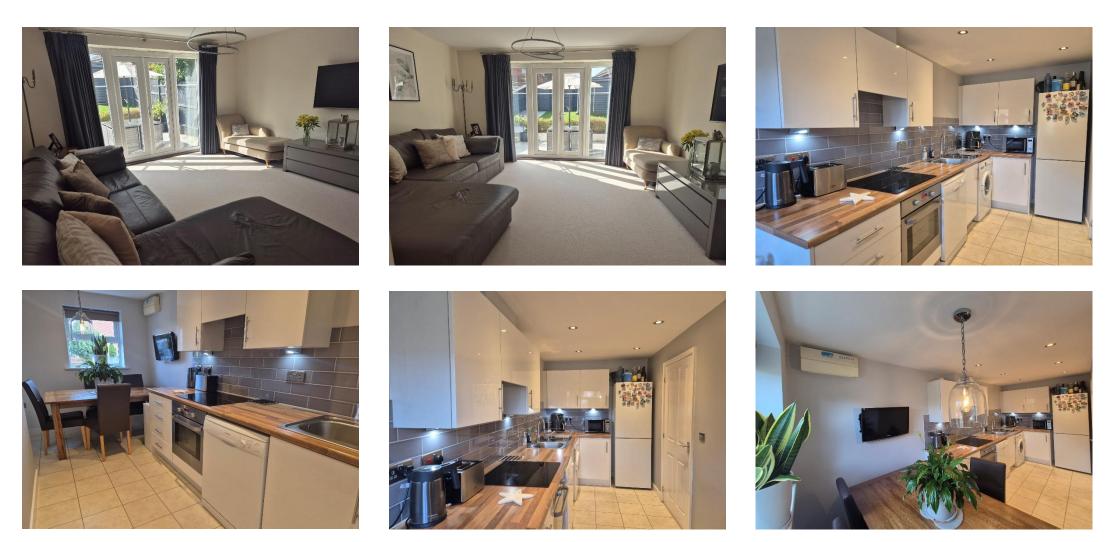
Welwyn By Pass Road, Welwyn AL6 9FJ



welcome to

Welwyn By Pass Road, Welwyn

This beautifully presented end of terrace three bedroom town house is located on the edge of Welwyn Village, close to the High Street with local amenities including doctors, dentist, Tesco Express and various restaurants. The ground floor consists of entrance hall, downstairs cloakroom, kitchen/diner and living room with doors to the rear garden. The first floor has two bedrooms and family bathroom, and the third floor has the large main bedroom with fitted wardrobes and en-suite. Externally the rear garden has a patio area, artificial lawn and gate leading to two allocated parking spaces.



Entrance Hall

Double glazed door to front, tiled flooring, radiator.

Cloakroom

Tiled flooring, wash hand basin, W/C, spotlights, extractor, radiator.

Lounge

14' x 12' (4.27m x 3.66m) Patio doors to rear, carpet, radiator x 2.

Kitchen/ Diner

7' 11" x 16' 1" (2.41m x 4.90m) Double glazed window to front, sink/drainer, electric oven/hob, space for dishwasher/washing machine/fridge freezer, spotlights, fuse box, water softener.

Mid Landing

Double glazed window to front, carpet, radiator x 2, storage cupboard.

Landing Top

Cupboard, carpet, radiator.

Bedroom Two

11' x 10' 10" + wardrobe (3.35m x 3.30m + wardrobe) Double glazed window to rear x 2, carpet, radiator, wardrobes.

Bedroom Three

 $6^{\prime}\,$ x 10 $^{\prime}$ 11" (1.83m x 3.33m) Double glazed window to front, radiator, carpet.

Bathroom

W/C, freestanding bath, wash hand basin, vanity unit, tiled flooring, tiled walls, extractor, spotlights, towel rail.

Bedroom One

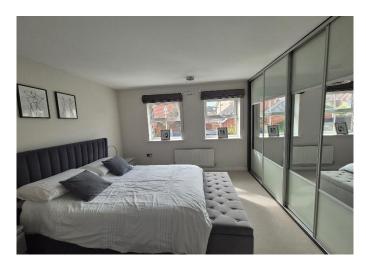
17' max x 9' max (5.18m max x 2.74m max) Double glazed window to front, carpet, radiator.

En-Suite

Double glazed window to rear, shower cubicle, wash hand basin, W/C, shaver point, extractor, tiled.















welcome to

Welwyn By Pass Road, Welwyn

- Three Bedrooms
- End of Terrace
- Family Bathroom & En-Suite
- Two Allocated Parking Spaces
- Ground Floor Cloakroom

Tenure: Freehold EPC Rating: C







£465,000



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Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: WGN108693 - 0004 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.

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.

william h brown

01707 324361



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WelwynGardenCity@williamhbrown.co.uk

53 Wigmores North, WELWYN GARDEN CITY, Hertfordshire, AL8 6PG



williamhbrown.co.uk