

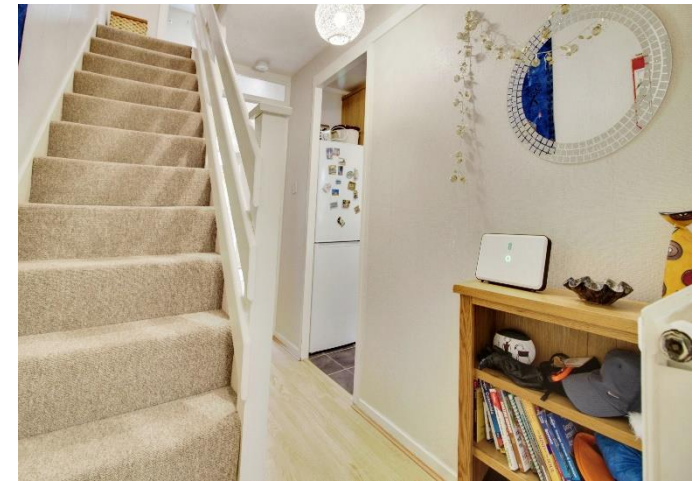


Ethelred Close, WELWYN GARDEN CITY AL7 3QF

welcome to

Ethelred Close, WELWYN GARDEN CITY

This beautifully presented **CHAIN FREE** two bedroom end of terrace house is located within easy reach of road links and the busy town centre with its many amenities and main line train station into London. There are also great commuter links via the A414, A1 (M) & M25. The property boasts entrance hall, living/dining room with doors to the rear garden and fully fitted kitchen. Upstairs offers two bedrooms plus family bathroom. In addition, the property offers double glazing throughout and gas central heating. Externally is front and rear garden, on street parking and garage.



Entrance Porch

Double glazed window to side.

Entrance Hall

Laminate flooring, radiator.

Lounge/ Dining Room

11' 9" x 14' 3" (3.58m x 4.34m)

Doors to rear, laminate flooring, radiator.

Kitchen

5' 1" x 9' 1" (1.55m x 2.77m)

Double glazed window to front, space for fridge freezer/washing machine, integrated oven/hob, sink/drain, wall and base units, heated towel rail.

Landing

Carpet, airing cupboard, loft access.

Bedroom One

11' x 9' (3.35m x 2.74m)

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

Bedroom Two

8' x 6' (2.44m x 1.83m)

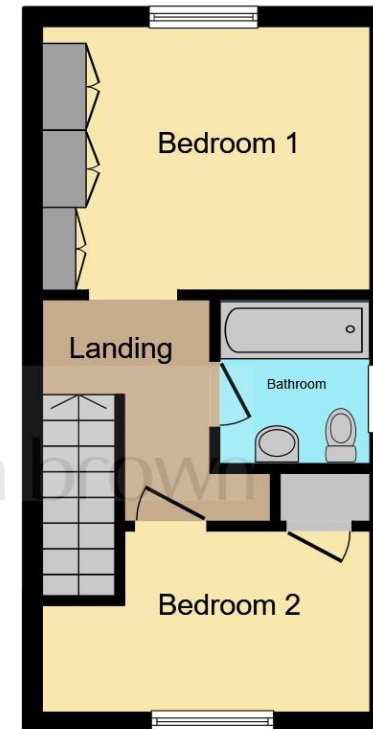
Double glazed window to front, storage cupboard, carpet, radiator.

Bathroom

Double glazed window to side, W/C, wash hand basin, shower over bath, part tiled.



Ground Floor



First Floor

Total floor area 55.0 m² (592 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



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welcome to

Ethelred Close, WELWYN GARDEN CITY

- **CHAIN FREE**
- End Of Terrace House
- Two Bedrooms
- On Street Parking & Garage
- Close To The Town Centre
- Perfect For First Time Buyers

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000



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Property Ref:
WGN108748 - 0005

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