



2A Woodside Road, WELWYN AL6 0DR

welcome to

2A Woodside Road, WELWYN

This two-bedroom first floor apartment is situated in the desirable Digswell Village, just a short walk away from Welwyn North station with quick links to London. Internally, the property comprises of a lounge/dining room with dual aspect windows, fitted kitchen offering an array of fitted wall and base units, two bedrooms and shower room. Further benefits include double glazing and electric heating throughout, off street parking and garage.



Lounge/ Dining Room

11' 8" max x 15' 2" max (3.56m max x 4.62m max)
Double glazed window to side, laminate flooring, radiator.

Kitchen

6' 6" x 10' 2" (1.98m x 3.10m)
Double glazed window to side, lino flooring, over stairs storage, electric hob, space for washing machine/dishwasher/oven/fridge freezer.

Bedroom One

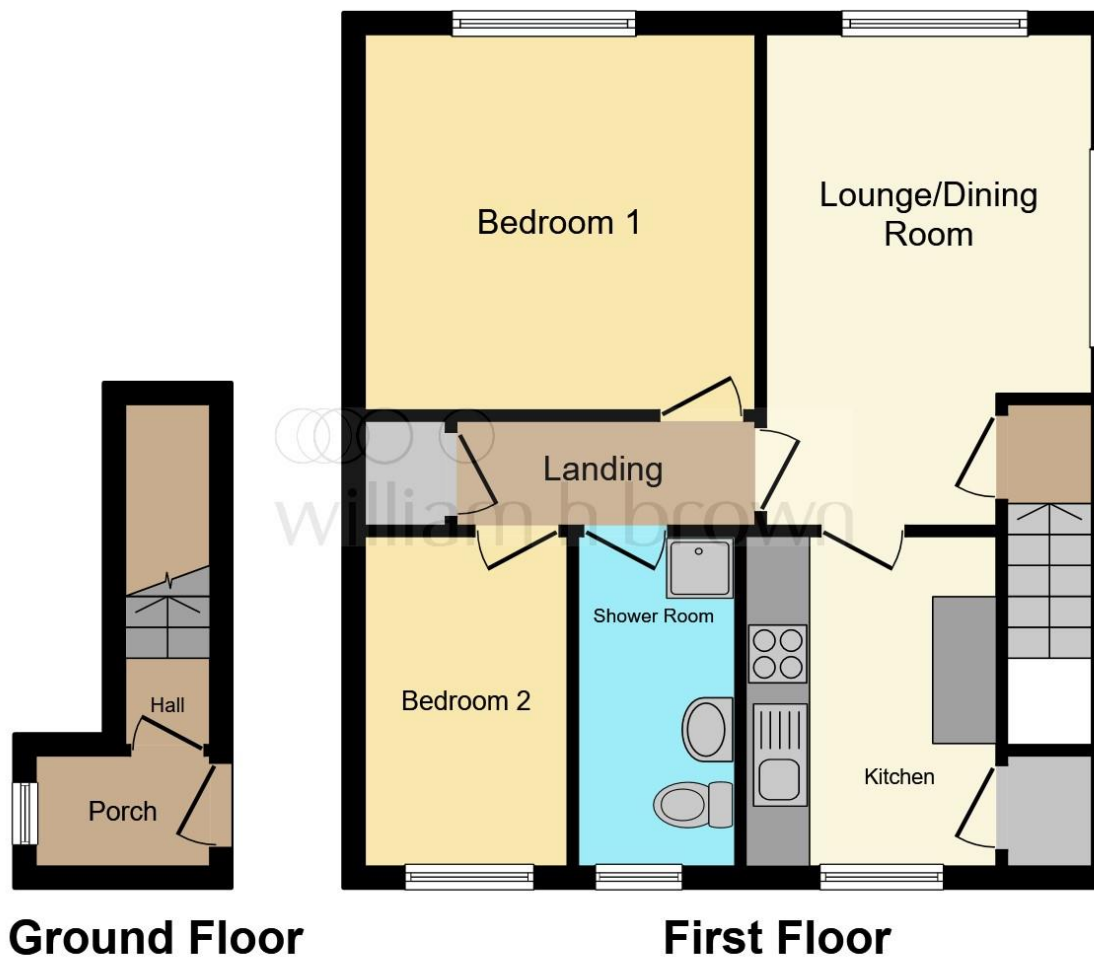
11' 9" x 10' 3" (3.58m x 3.12m)
Double glazed window to side, laminate flooring, radiator.

Bedroom Two

6' 3" x 10' 2" (1.91m x 3.10m)
Double glazed window to side, laminate flooring, radiator.

Shower Room

Double glazed window to side, tiled flooring, wash hand basin, W/C, towel rail.



Total floor area 58.1 m² (625 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

2a Woodside Road, WELWYN

- Two Bedroom Apartment
- First Floor
- Garage
- Village Location
- Close To Train Station

Tenure: Leasehold EPC Rating: E

offers in excess of

£270,000



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This is a Leasehold property with details as follows; Term of Lease 163 years from 24 Jun 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108537 - 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