



Knella Road, WELWYN GARDEN CITY AL7 3NS

welcome to

Knella Road, WELWYN GARDEN CITY

This CHAIN FREE mid-terraced three-bedroom home is ideally located with fantastic commuter links via Welwyn Garden City main line station into London, A414 and A1M. Internally the property comprises of lounge, dining room with French doors to garden and kitchen with pantry. Upstairs there are three bedrooms, shower room and separate W/C. Further benefits include double glazing and gas central heating throughout, Externally the property boasts front and rear gardens and on street parking.



Entrance Hall

Double glazed window, tiled flooring, radiator.

Lounge

13' 4" x 10' 8" (4.06m x 3.25m)

Double glazed window to front, carpet, radiator.

Dining Room

10' 5" x 7' 8" (3.17m x 2.34m)

French doors to garden, carpet, radiator.

Kitchen

16' 5" x 11' 10" (5.00m x 3.61m)

Double glazed window to front, vinyl tiled flooring, pantry, sink, radiator.

Landing

Carpet, airing cupboard.

Bedroom One

13' 5" x 10' 8" (4.09m x 3.25m)

Double glazed window to front, radiator, storage cupboard.

Bedroom Two

12' 2" x 11' 11" (3.71m x 3.63m)

Double glazed window to front, carpet, radiator, built in wardrobe.

Bedroom Three

12' x 7' 9" (3.66m x 2.36m)

Double glazed window to rear, carpet, radiator.

Wet Room

Double glazed window to rear, tiled flooring wash hand basin, heated towel rail, shower.

Separate W/C

Double glazed window to rear, W/C.

Agent's Note;

'The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.'



Ground Floor



First Floor

Total floor area 90.7 m² (976 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

Knella Road, WELWYN GARDEN CITY

- CHAIN FREE
- Three Bedrooms
- Mid-Terrace
- On Street Parking
- New Boiler

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000



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Property Ref:
WGN108755 - 0003

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.


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Please note the marker reflects the
postcode not the actual property