



**Bassingburn Walk, Welwyn Garden City AL7 3QQ**



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**Bassingburn Walk, Welwyn Garden City**

This CHAIN FREE one bedroom mid-terrace home is situated in a quiet cul de sac within walking distance to Welwyn Garden City train station and town centre. Internally on the ground floor the property comprises of entrance hall, lounge and kitchen with French doors to the garden. Upstairs offers a double bedroom with built in wardrobes as well as the bathroom. Externally the property benefits from a rear garden with decking, garage en bloc and on street parking. Further benefits include local shops just a short distance away as well as great transport links.



### Lounge

12' 4" x 11' 10" ( 3.76m x 3.61m )

Double glazed window to front, laminate flooring, radiator.

### Kitchen

11' 10" x 5' 10" ( 3.61m x 1.78m )

Double glazed window to rear, laminate wood flooring, French door to garden, radiator, sink/drain, gas hob, electric oven, extractor fan.

### Landing

Carpet, radiator, airing cupboard.

### Bedroom

12' 7" x 10' 3" ( 3.84m x 3.12m )

Double glazed window to front, carpet, radiator, storage cupboard, built in wardrobes.

### Bathroom

Double glazed window, lino flooring, bath, radiator, W/C, wash hand basin.

### Garage En Bloc

15' 6" x 7' 8" ( 4.72m x 2.34m )



Ground Floor

First Floor

Total floor area 42.8 m<sup>2</sup> (460 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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## Bassingburn Walk, Welwyn Garden City

- CHAIN FREE
- Mid-Terrace House
- One Bedroom
- Garage En Bloc
- Cul De Sac Location

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WGN109537 - 0002

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