

Barnard Green Welwyn Garden City AL7 3NG.
By Auction £370,000



Barnard Green, Welwyn Garden City, AL7 3NG.

Council Tax Band: C

'For Sale by Online Auction, Starting Bid of £370,000 terms and conditions apply. INVESTMENT BUYERS ALERT!!!! The property which is currently an HMO(house of multiple occupancy) and at the moment is bringing in approximately £25,200 per annum. Its configuration is of a three bedroom end of terrace would make an ideal investment purchase. Accommodation comprises on dining room (currently used as a bedroom) lounge, fitted kitchen and downstairs WC. To the first floor there are three bedrooms and family bathroom. Externally the property benefits from an enclosed rear garden and parking for three to four cars. Offered for sale with tenants in situ.

ENTRANCE HALL

Front door. Stairs rising to first floor. Doors to ground floor rooms.

WC

Double glazed window to side aspect. Low level WC. Heated towel rail.

DINING ROOM/ROOM 1

11'11" x 8'10" (3.63 x 2.69)

Double glazed window to front aspect. Double panel radiator.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of base and eye level units providing ample work surface. Half tiled walls. Inset stainless steel one and half bowl sink with mixer taps and draining area.

LOUNGE

12'11" x 10'9" (3.94 x 3.28)

Double glazed patio doors to rear aspect. Double panel radiator.

FIRST FLOOR LANDING

Double glazed window to side aspect. Doors to all rooms.

BEDROOM ONE

12'7" x 9'11" (3.84 x 3.02)

Double glazed window to front aspect. Double panel radiator.

BEDROOM TWO

11'7" x 9'5" (3.53 x 2.87)

Double glazed window to rear aspect. Double panel radiator.

BEDROOM THREE

9'2" x 8'11" (2.79 x 2.72)

Double glazed window to front and side aspect. Double panel radiator.

BATHROOM

Double glazed window to rear aspect. Suite comprising panel bath with shower over, wash hand basin and low level WC.

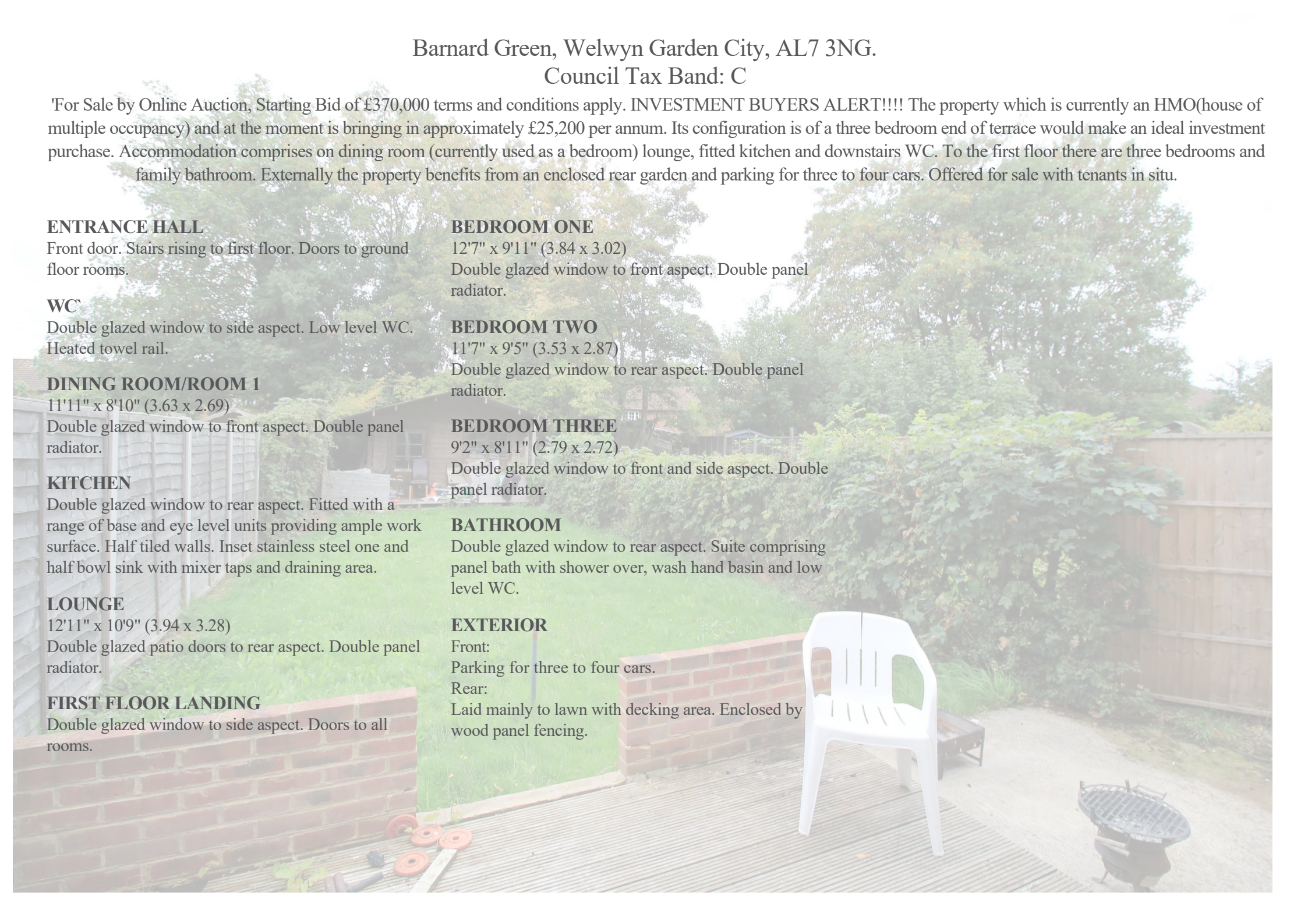
EXTERIOR

Front:

Parking for three to four cars.

Rear:

Laid mainly to lawn with decking area. Enclosed by wood panel fencing.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	