



Salisbury Gardens, WELWYN GARDEN CITY AL7 3RS

welcome to

Salisbury Gardens, WELWYN GARDEN CITY

Offered to the market with NO ONWARD CHAIN, this attractive and well-maintained two-bedroom terraced home is situated on one of Welwyn Garden City's most sought-after roads, within easy walking distance of the town centre, mainline railway station, and the area's excellent selection of amenities. The property offers bright and well-proportioned accommodation throughout, comprising a welcoming living room and a spacious kitchen/dining room with direct access to the rear garden. To the first floor are two generous bedrooms and a modern family bathroom. Outside, the property benefits from a private rear garden, ideal for relaxing or entertaining, together with the highly desirable advantage of off-street parking for 2 cars to the front. A particular feature of this home is the excellent potential to extend to the rear, subject to the necessary planning permissions.



Lounge

Double glazed window to front, wooden flooring, radiator, storage cupboard, fireplace.

Kitchen/Diner

Back door to garden, laminate wood flooring, sink/drainage, extractor fan, wall and base units, space for appliances.

Bedroom One

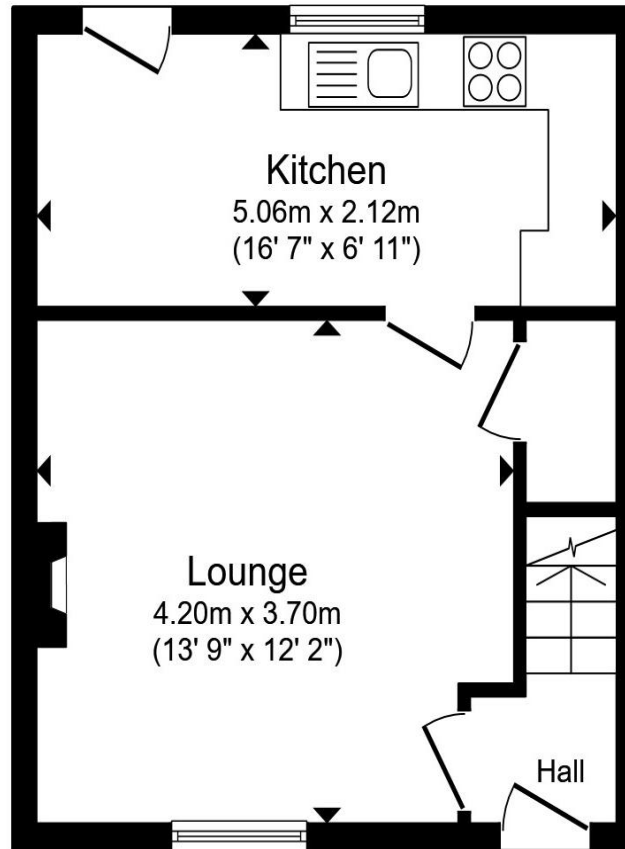
Double glazed window to front, carpet, storage cupboard, radiator.

Bedroom Two

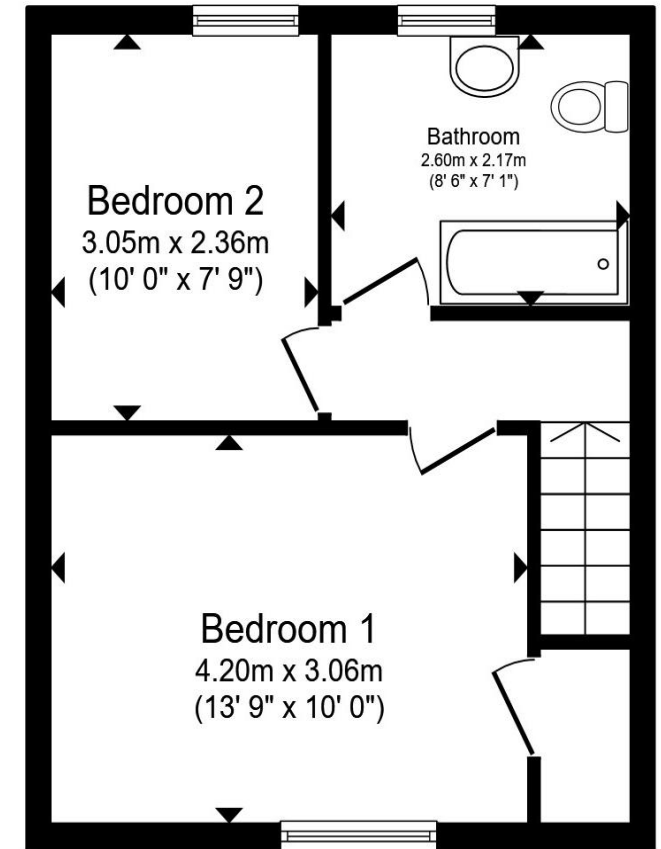
Double glazed window to rear, carpet, radiator.

Bathroom

Double glazed window to rear, laminate wood flooring, bath, W/C, wash hand basin, heated towel rail.



Ground Floor



First Floor

Total floor area 63.3 m² (682 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.propertybox.io



welcome to

Salisbury Gardens, WELWYN GARDEN CITY

- CHAIN FREE
- Two Bedrooms
- Mid-Terrace
- Off Street Parking
- Close to Rail and Road Links

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



offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
WGN109831 - 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.

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.



william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk