

Connells

Salisbury Road
Welwyn Garden City

Salisbury Road
Welwyn Garden City AL7 3SB

for sale guide price
£400,000







Property Description

Offered to the market with no onward chain, this well-presented three-bedroom end of terrace home offers versatile accommodation and excellent potential for a range of buyers.

The ground floor comprises a welcoming kitchen/breakfast room with ample storage and workspace, a comfortable lounge, and a bright conservatory that provides additional living space and opens directly onto the rear garden. A modern family bathroom completes the ground floor accommodation.

Upstairs, the property offers three bedrooms, including a spacious principal bedroom benefiting from its own en-suite WC and wash hand basin. The remaining bedrooms provide flexible space for family living, home working, or guest accommodation.

Externally, the property enjoys a generous rear garden with convenient side access, making it ideal for families, entertaining, or keen gardeners. To the front, there is potential to create off-road parking, subject to obtaining the necessary permissions.

Further benefits include gas central heating via a combi boiler and a sought-after chain-free position, allowing for a potentially smoother and quicker purchase process.

Buyers Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







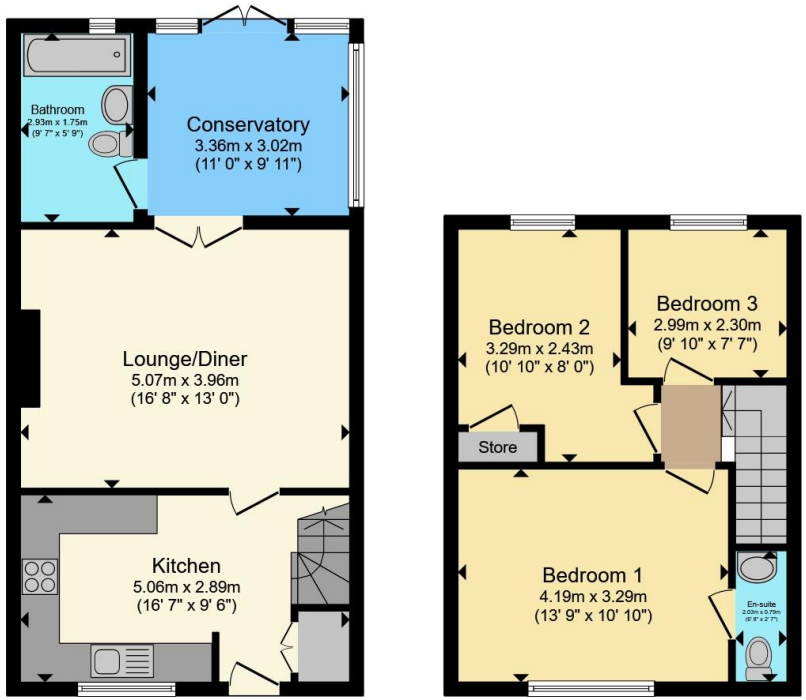












Ground Floor **First Floor**

Total floor area 86.2 m² (928 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

Connells

To view this property please contact Connells on

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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307907

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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