





Mill Green Road
Welwyn Garden City
AL7 3UX

Offers in Excess of £
340,000.00

bettermove

Mill Green Road - Welwyn Garden City

Bettermove are proud to present this 2 bedroom end terraced house in Welwyn Garden City, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the garage.

The council tax band is C.

The interior of this well presented property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of two double bedrooms and the family bathroom. The exterior boasts both front and rear gardens, perfect for enjoying the summer months.

Located in the popular town of Welwyn Garden City, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Welwyn Garden City train station, a variety of bus routes, and quick access to A1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
2	1	1	Freehold

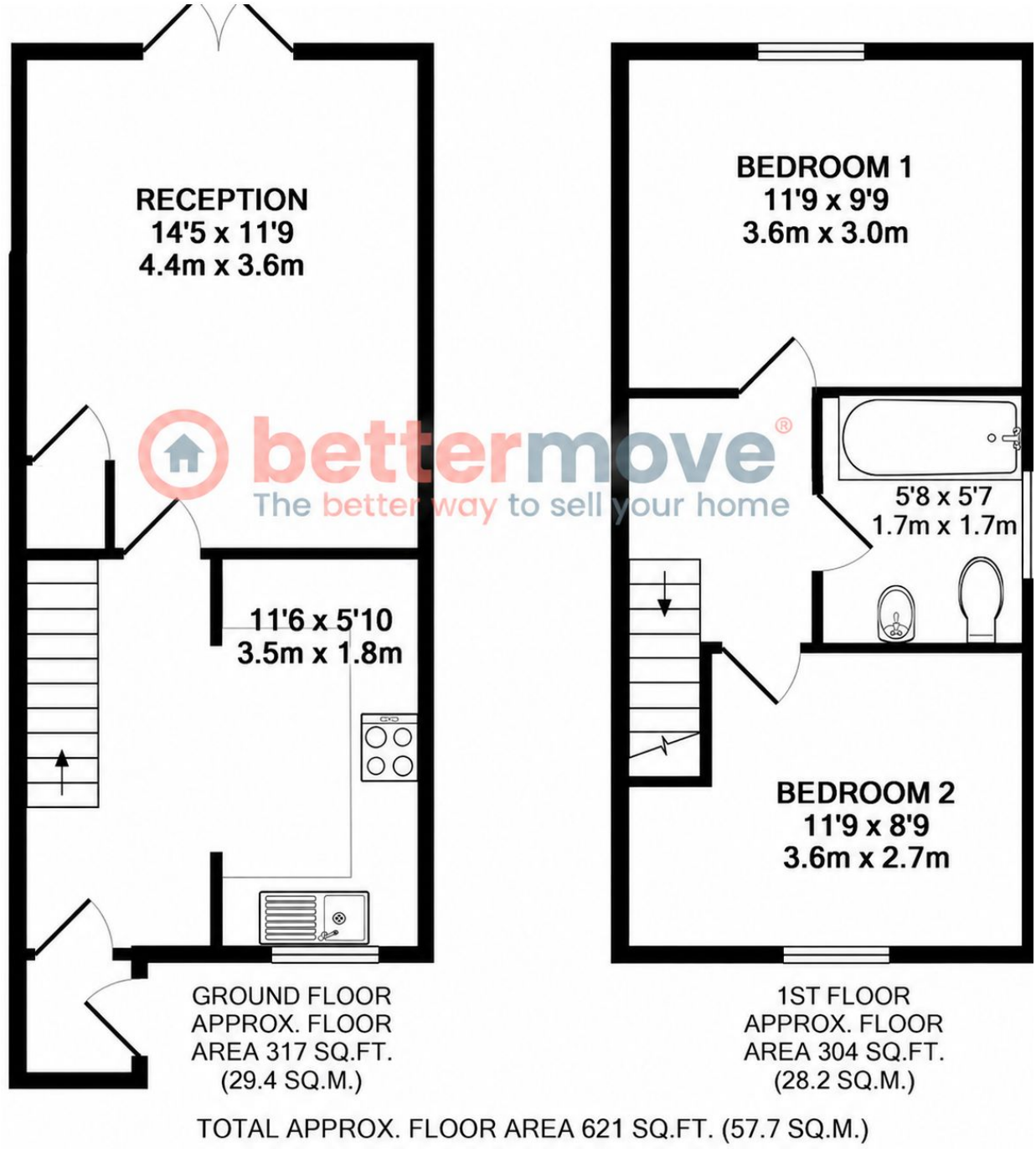








Floor Plan


RECEPTION
14'5 x 11'9
4.4m x 3.6m
11'6 x 5'10
3.5m x 1.8m
BEDROOM 1
11'9 x 9'9
3.6m x 3.0m
5'8 x 5'7
1.7m x 1.7m
BEDROOM 2
11'9 x 8'9
3.6m x 2.7m
bettermove®
The better way to sell your home
GROUND FLOOR
APPROX. FLOOR
AREA 317 SQ.FT.
(29.4 SQ.M.)
1ST FLOOR
APPROX. FLOOR
AREA 304 SQ.FT.
(28.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 SQ.M.)

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C	71	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C	70	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

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