





Property Description

We are pleased to present this chain free three-bedroom end of terrace cottage, ideally situated in the heart of the ever-popular Welwyn Village. Offering a fantastic opportunity for buyers looking to modernise and add value, this characterful home is full of potential and is sold as seen.

The property is well positioned within walking distance of Welwyn High Street, which offers a charming selection of cafés, restaurants, local shops, a Tesco Express and a doctor's surgery, creating a convenient and desirable village lifestyle.

Internally, the property offers generous and versatile accommodation, with a spacious lounge to the front featuring a fireplace and built-in storage. To the rear, a bright dining room provides access to the outside space and flows through to the kitchen, offering scope for reconfiguration or extension subject to the usual consents.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom, providing a practical layout for families or those looking to reconfigure the space.

Externally, the property benefits from private outdoor space and further potential to enhance.

The property is ideally located for commuters, with easy access to the A1(M) and nearby mainline stations at Welwyn North and Welwyn Garden City, both offering direct services into London.

This property presents an exciting opportunity for buyers seeking a project in a prime village location.

Kitchen

11' 1" x 9' 6" (3.38m x 2.90m)

Lounge

22' 2" x 11' 1" (6.76m x 3.38m)

Diner/ Sitting Room

23' 5" x 10' 2" (7.14m x 3.10m)

Toilet/ Utility

10' 2" x 7' 3" (3.10m x 2.21m)

Bedroom 1

11' 4" x 10' 5" (3.45m x 3.17m)

Bedroom 2

11' 1" x 10' 6" (3.38m x 3.20m)

Bedroom 3

11' x 9' 8" (3.35m x 2.95m)

Bathroom

7' 3" x 6' 6" (2.21m x 1.98m)

Roof Terrace

13' 1" x 11' 5" (3.99m x 3.48m)

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.

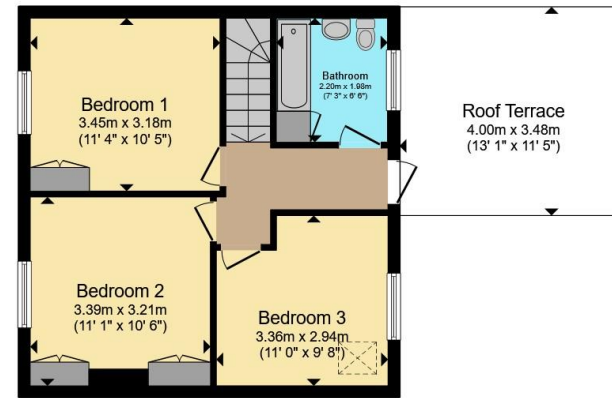








Ground Floor



First Floor

Total floor area 106.3 m² (1,145 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

T 01707 322 903

E welwyngardencity@connells.co.uk

38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: D Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307568



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY307568 - 0007