



Connells

The Vineyard
Welwyn Garden City

The Vineyard Welwyn Garden City AL8 7PY

for sale
£375,000



Property Description

Situated in a fantastic West Side location, this two double bedroom terraced property offers flexible and well-presented accommodation, making it an excellent choice for first-time buyers, downsizers or investors alike. Offered for sale chain free, the property provides an opportunity for a straightforward purchase in a highly regarded residential setting.

The spacious living room extends from the front to the rear of the property, creating a bright and welcoming environment that is ideal for both everyday living and entertaining guests. Generous proportions allow for a variety of furniture layouts, while natural light enhances the sense of space throughout.

A recently fitted modern kitchen has been thoughtfully designed to combine style and practicality, offering ample storage and workspace for those who enjoy cooking and hosting. In addition, a separate reception room to the front of the property provides valuable flexibility. This adaptable space could serve as a home office, playroom, hobby room or occasional guest bedroom, depending on individual requirements.

To the first floor are two comfortable double bedrooms, both offering good proportions and versatility. The accommodation is complemented by a well-balanced layout that suits a range of lifestyles.

Combining a sought-after location, adaptable living space and the advantage of no onward chain, this is an appealing home that deserves early viewing.

Lounge

20' 2" x 10' 11" (6.15m x 3.33m)

Kitchen

12' 2" x 7' (3.71m x 2.13m)

Study

9' 1" x 8' 2" (2.77m x 2.49m)

Bedroom 1

15' 6" x 9' 1" (4.72m x 2.77m)

Bedroom 2

14' 4" x 9' 10" (4.37m x 3.00m)

Bathroom

8' 1" x 5' 7" (2.46m x 1.70m)

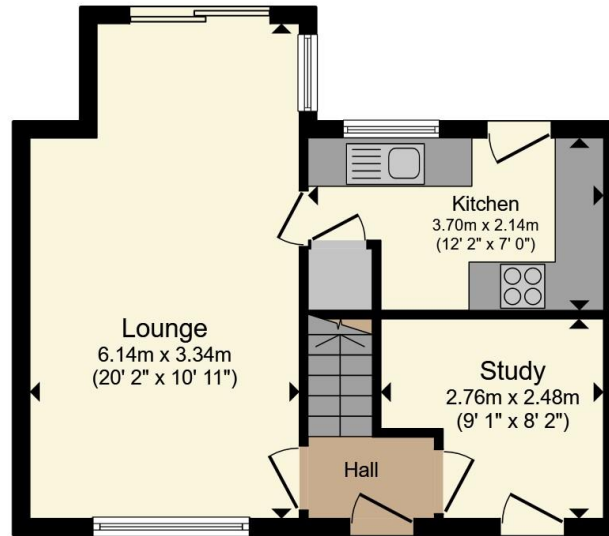
Buyers Note

*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.

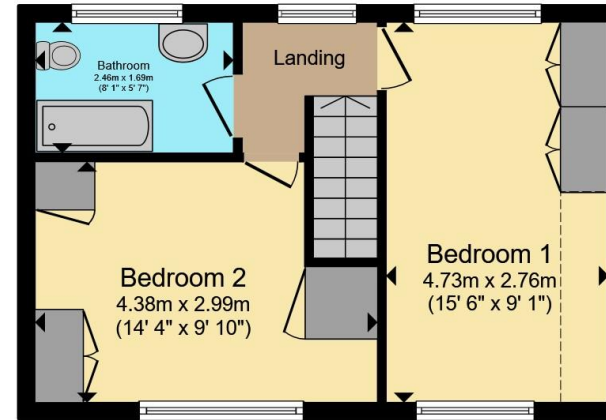








Ground Floor



First Floor

Total floor area 70.6 m² (760 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

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To view this property please contact Connells on

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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307838



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