

Connells

Lords Wood
Welwyn Garden City

Lords Wood
Welwyn Garden City AL7 2HG

for sale
£350,000







Property Description

Located on the ever-popular Lords Wood development in Panshanger, this fantastic two-bedroom home presents an ideal opportunity for first-time buyers, downsizers, or investors alike.

Beautifully maintained and offered in true turnkey condition, the property benefits from a recently installed boiler and well-proportioned accommodation throughout. The ground floor features a bright and welcoming living space with patio doors opening directly onto a neat and manageable rear garden, perfect for relaxing or entertaining.

Upstairs, there are two generous double bedrooms and a well-presented family bathroom. Externally, the property further benefits from allocated parking located to the rear.

Combining a desirable location, modern presentation, and the advantage of no onward chain, this attractive home is ready for immediate occupation and early viewing is strongly advised.

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.







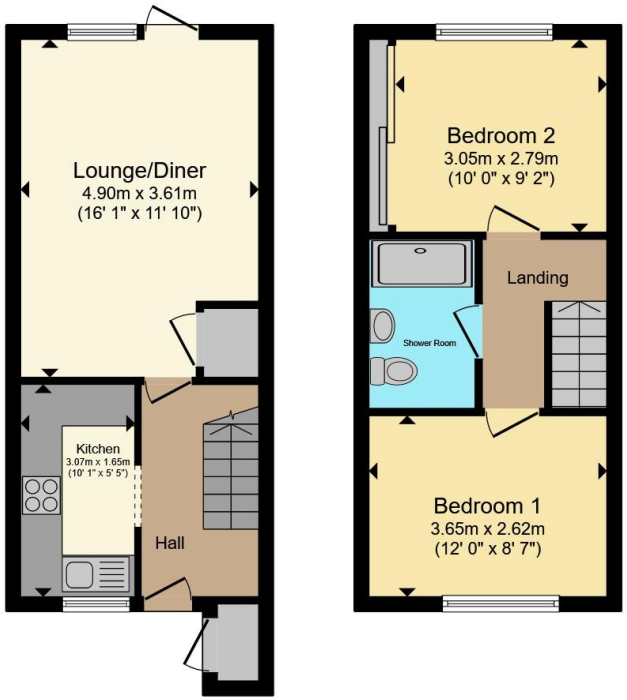












Ground Floor **First Floor**

Total floor area 56.1 m² (604 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: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307929

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.