

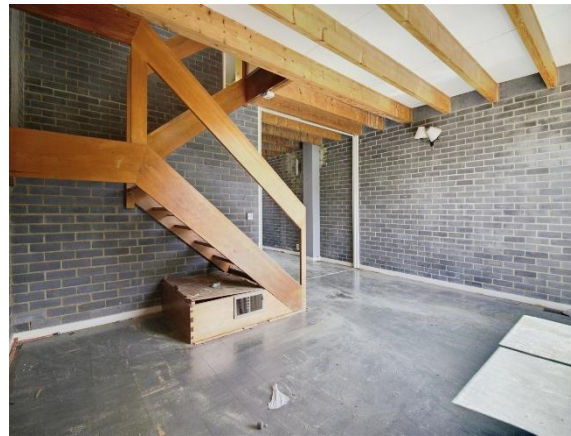


Daniells, Welwyn Garden City AL7 1QY

welcome to

Daniells, Welwyn Garden City

*** FOR SALE BY MODERN METHOD OF AUCTION *** This CHAIN FREE three-bedroom mid-terraced family home is ideally located in the highly sought-after Panshanger area of Welwyn Garden City. The property is perfectly positioned close to well-regarded local schools and offers excellent transport links, with easy access to the A414, A1(M) and Welwyn Garden City mainline station, providing direct services into London. The ground floor comprises a downstairs cloakroom, a spacious lounge with sliding doors opening onto the rear garden, and open plan kitchen/diner. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from both front and rear gardens, as well as on-street parking. Further advantages include double glazing throughout and a hot air heating system. The home is conveniently located within easy reach of a range of local amenities, including the popular Moors Walk parade of shops, making it an ideal choice for families and commuters alike.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Cloakroom

W/C, wash hand basin.

Lounge

Sliding door to garden, carpet.

Kitchen/Dining Room

Laminate wood flooring, double glazed window to front, gas hob, electric oven, sink/drainer, base units.

Bedroom One

Double glazed window to front, carpet, hot air vent, storage cupboard.

Bedroom Two

Double glazed window to rear, vinyl flooring, storage cupboard.

Bedroom Three

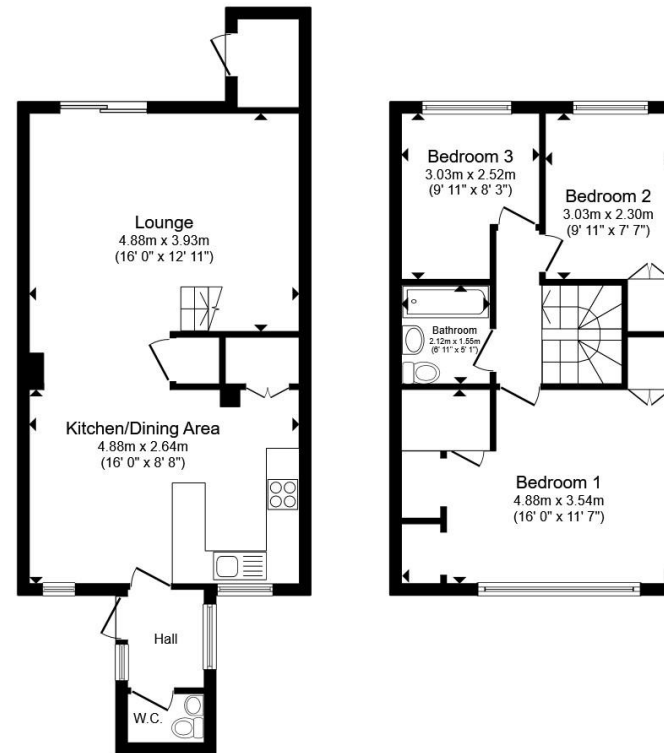
Double glazed window to rear, carpet tiles, hot air vent.

Bathroom

Bath with shower over, wash hand basin, W/C, bath.

Outbuilding

Electricity.



Ground Floor

First Floor

Total floor area 90.4 m² (973 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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welcome to

Daniells, Welwyn Garden City

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHAIN FREE
- Three Bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: D



guide price

£270,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN109736 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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