

**Pelham Court, WELWYN GARDEN CITY AL7 2LL**

william h brown

***welcome to***

## Pelham Court, WELWYN GARDEN CITY

Situated in the highly sought-after Panshanger area of Welwyn Garden City, this three-bedroom mid-terraced family home is conveniently located within walking distance of the local amenities at Moors Walk Shopping Parade. The accommodation comprises an entrance hall, ground floor cloakroom, a spacious lounge, and a modern kitchen/diner, both featuring French doors opening onto the rear garden, creating an ideal space for family living and entertaining. To the first floor, there are two generous double bedrooms, a well-proportioned single bedroom, and a family bathroom. Further benefits include double glazing throughout, an enclosed rear garden, and resident on-street parking.













**Entrance Hall**
Double glazed window, wooden flooring.

**Cloakroom**
Tiled flooring, W/C, wash hand basin.

**Lounge**
Double glazed window to front, French doors to rear, wooden flooring, radiator.

**Kitchen/Diner**
French door to garden, gas hob/electric oven, sink/drainer, wall and base units, radiator.

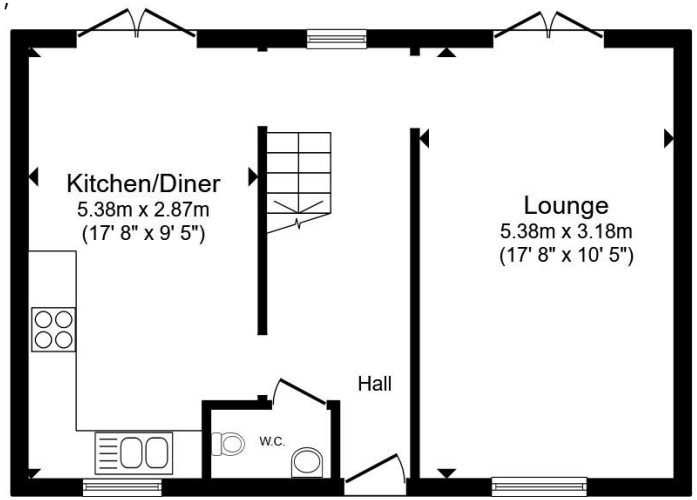
**Landing**
Storage cupboard/airing cupboard, combi boiler.

**Bedroom One**
Double glazed window to rear, carpet, radiator.

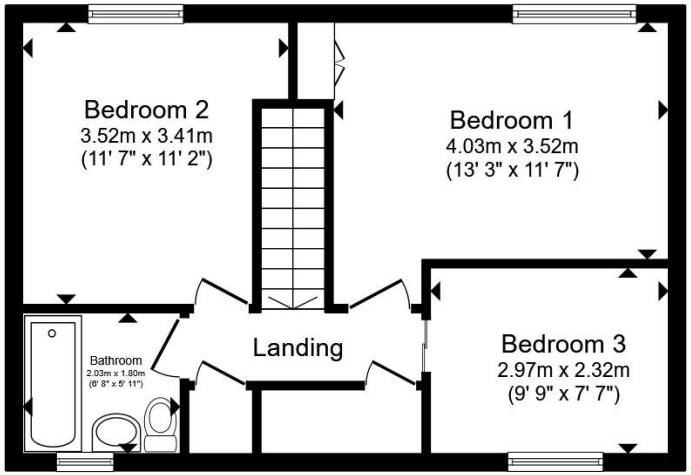
**Bedroom Two**
Double glazed window to rear, carpet, radiator.

**Bedroom Three**
Double glazed window to front, carpet, radiator.

**Bathroom**
Double glazed window to front, laminate wood flooring, bath, wash hand basin, W/C, heated towel rail.




Ground Floor




First Floor

Total floor area 86.6 m² (932 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

william h brown

*welcome to*

# Pelham Court, WELWYN GARDEN CITY

- Three Bedrooms
- Mid-Terrace House
- On Street Resident Parking
- Cul De Sac Location
- Close to Local Amenities

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







**Offers In Excess Of**

## £375,000










Please note the marker reflects the postcode not the actual property

**check out more properties at** williamhbrown.co.uk

The Property Ombudsman

Property Ref:
WGN109772 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

william h brown

**01707 324361**

WelwynGardenCity@williamhbrown.co.uk

53 Wigmores North, WELWYN GARDEN CITY, Hertfordshire, AL8 6PG

**williamhbrown.co.uk**