



**Connells**

Great North Road  
Welwyn Garden City



### Property Description

Offered for sale chain free is this charming two bedroom end of terrace cottage, presented in good condition throughout and ready for a buyer to move straight into.

The property offers well balanced accommodation with a welcoming feel, combining character with practicality. To the first floor there are two good size double bedrooms along with a family bathroom, making the layout ideal for a range of buyers.

Externally, the property continues to impress with parking to the rear and a useful brick built outhouse with electricity, offering excellent additional storage or potential for a workshop or hobby space.

This lovely home would make an ideal first time buy, downsize or investment purchase and early viewing is highly recommended.



### **Kitchen**

19' 2" x 8' 1" ( 5.84m x 2.46m )

### **Lounge**

12' 7" x 11' 11" ( 3.84m x 3.63m )

### **Bedroom 1**

16' 6" x 10' 3" ( 5.03m x 3.12m )

### **Bedroom 2**

10' x 9' 10" ( 3.05m x 3.00m )

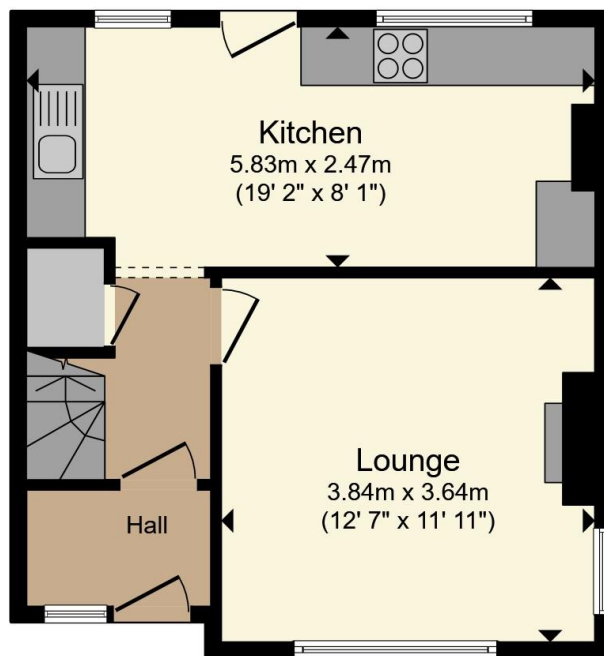
### **Bathroom**

8' 10" x 7' ( 2.69m x 2.13m )

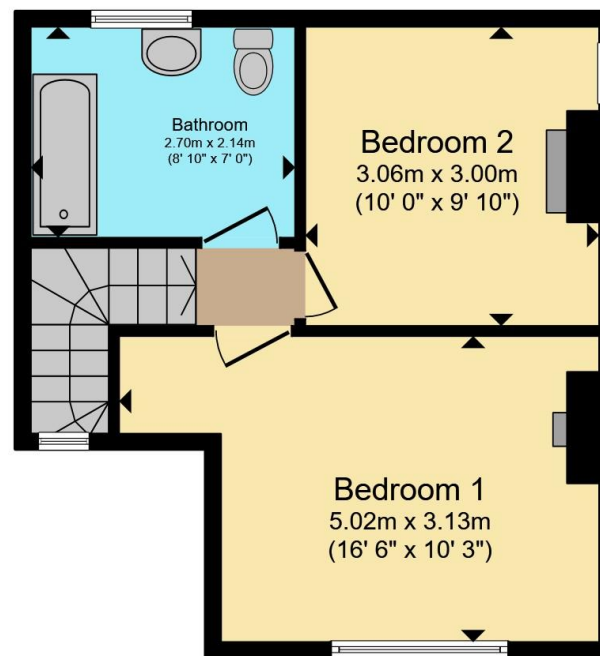








**Ground Floor**



**First Floor**

Total floor area 68.1 m<sup>2</sup> (734 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: E Council Tax  
Band: D

Tenure: Freehold

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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.

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