Melbourne Court, Welwyn Garden City AL8 6LL

william h brown

welcome to

Melbourne Court, Welwyn Garden City

Situated in a peaceful cul-de-sac in the heart of the highly desirable West Side of Welwyn Garden City, this charming traditional 1920s mid-terrace family home is ideally positioned within walking distance of highly regarded local schools, the town centre, and the mainline railway station offering fast links into London. Offered to the market chain free, the accommodation comprises a welcoming entrance hall, downstairs cloakroom/utility, a fully fitted kitchen, spacious lounge, and a bright conservatory/dining room overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a generous rear garden, resident parking, gas central heating, and double glazing throughout. The property also offers excellent potential for further rear extension, subject to the necessary planning permissions (STPP). An ideal family home in a sought-after location, combining period character, practical living space, excellent transport connections, and the added advantage of being chain free.

Cloakroom/Utility
Luxury vinyl flooring, W/C, wash hand basin.

Lounge
Double glazed window to front, carpet, fireplace, radiator.

Kitchen
Double glazed window to front, luxury vinyl flooring, electric oven, gas hob, sink/drainer, extractor fan, wall and base units.

Dining Room
Tiled flooring, French doors to garden.

Conservatory
French door to garden, tiled flooring, radiator.

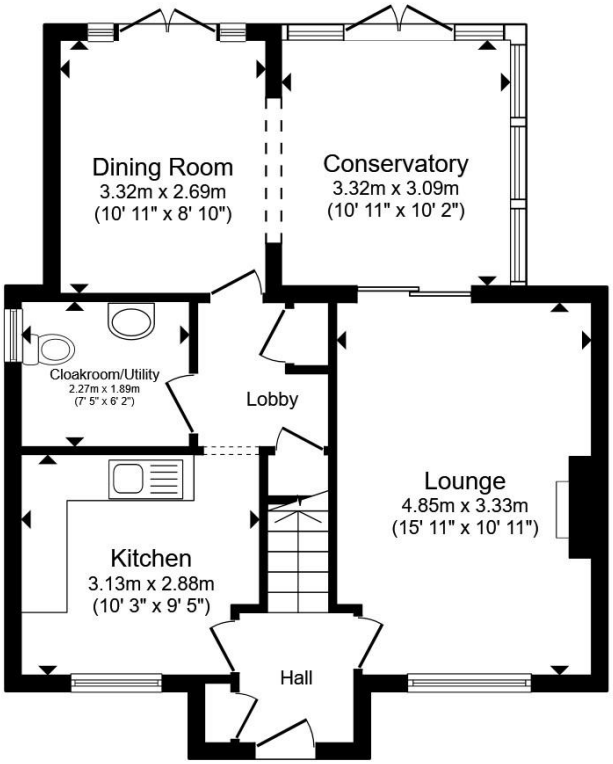
Lobby
Luxury vinyl flooring, storage.

Bedroom One
Double glazed window x 2 to front, carpet, radiator, built in wardrobe.

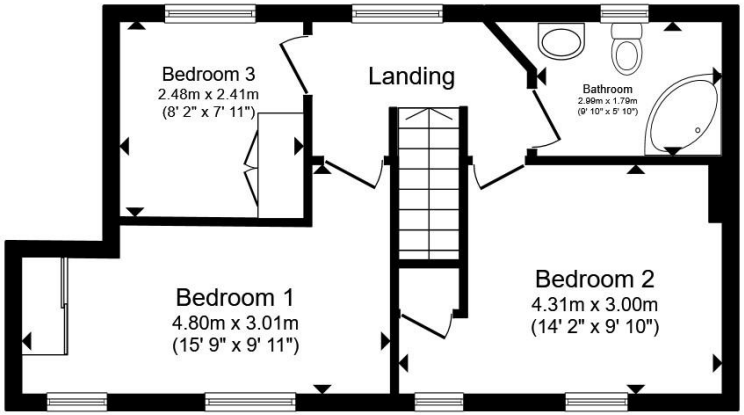
Bedroom Two
Double glazed window x 2 to front, carpet, radiator.

Bedroom Three
Double glazed widow to rear, carpet, radiator.

Bathroom
Double glazed window, radiator, corner bath with hand shower, wash hand basin, vanity unit, W/C, heated towel rail.



Ground Floor



First Floor

Total floor area 98.6 m² (1,061 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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- CHAIN FREE
- Three Bedrooms
- Mid-Terrace House
- Resident Parking
- West Side Location

Tenure: Leasehold EPC Rating: D
Council Tax Band: D Service Charge: 0.00
Ground Rent: 15.00

offers in excess of

£475,000

Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1958. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
WGN109919 - 0005

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.

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01707 324361

WelwynGardenCity@williamhbrown.co.uk

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

williamhbrown.co.uk

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.