

Heronswood Road, Welwyn Garden City AL7 3JQ

william h brown

welcome to

Heronswood Road, Welwyn Garden City

Offered to the market chain free via the Modern Method of Auction, this two-bedroom mid-terrace home represents an excellent opportunity for first-time buyers, investors, and commuters alike. Conveniently situated with easy access to the A414, A1(M) and mainline rail links into London, the property is ideally positioned for those requiring excellent transport connections. The accommodation comprises an entrance hall leading to a fitted kitchen with space for appliances and a spacious lounge featuring French doors opening onto the rear garden. To the first floor are two well-proportioned bedrooms and a modern shower room. Externally, the property benefits from a generous rear garden, providing ample outdoor space for entertaining or relaxing, along with off-street parking to the front. Further benefits include double glazing throughout and gas central heating.

This chain-free property offers fantastic potential and is not to be missed. Early viewing is highly recommended.













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.

Lounge/Dining Room

French door to garden, double glazed window to front, laminate wood flooring, electric fireplace, radiator.

Kitchen

Double glazed window and door to rear, tiled flooring, gas hob, electric oven.

Bedroom One

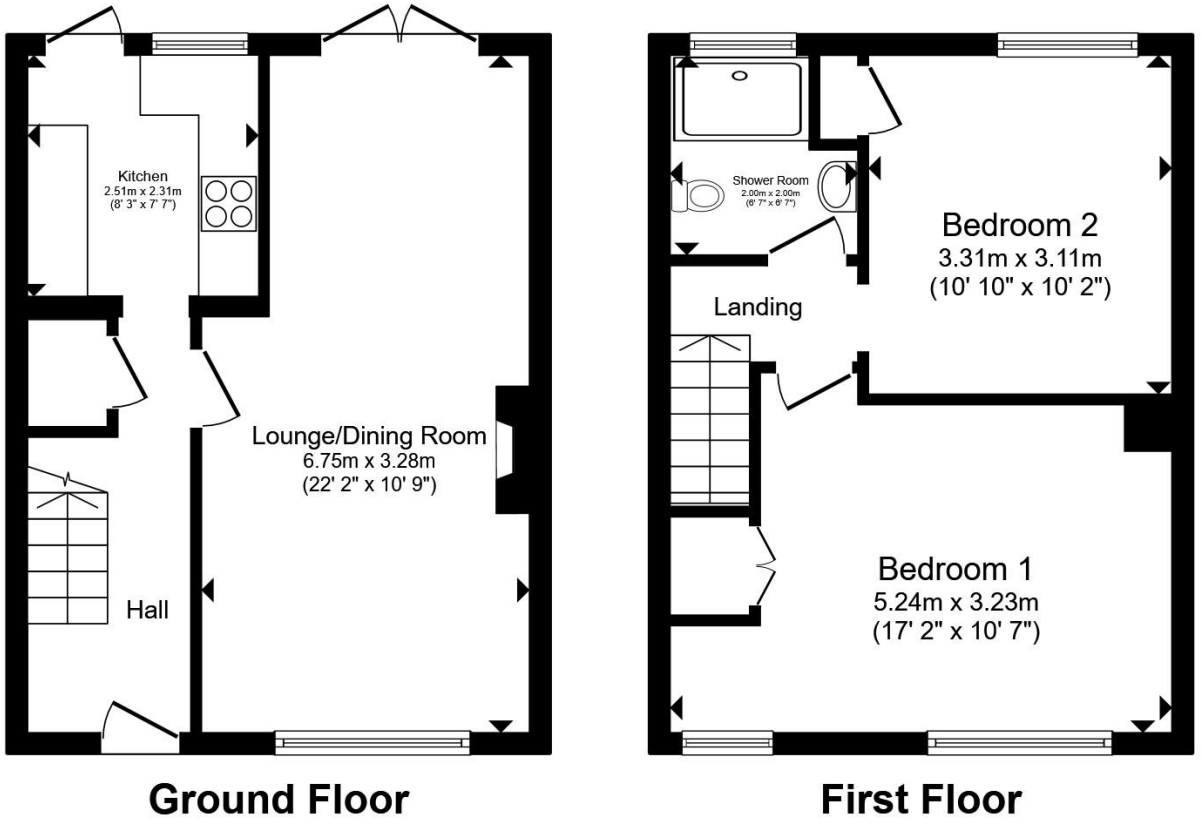
Double glazed window to front, carpet, over stairs storage, radiator.

Bedroom Two

Double glazed window to rear, carpet, radiator.

Shower Room

Tiled flooring, walk in shower, W/C, heated towel rail, wash hand basin.



Total floor area 67.9 m² (731 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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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedrooms
- Mid Terrace House

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







guide price

£300,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
WGN110049 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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