



**Green Acres, Welwyn Garden City AL7 4LJ**

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## **Green Acres, Welwyn Garden City**

\*\*\* Offered via Modern Method of Auction \*\*\* This well-presented CHAIN FREE three-bedroom end-of-terrace family home is ideally located within a quiet cul-de-sac, offering convenient access to a range of local amenities including shops, schools, parks, and bus routes. The property also benefits from easy access to the town centre and a mainline train station with direct links into London. The ground floor comprises a welcoming entrance hall, a spacious lounge featuring patio doors opening onto the rear garden, and a fully fitted kitchen. Upstairs, the landing provides access to three well-proportioned bedrooms and a family bathroom. Externally, the property offers both front and rear gardens, along with on-street parking. This home is offered chain free, making it an excellent opportunity for buyers looking for a straightforward purchase.



## 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.

### Entrance Hall

Double glazed window to front, laminate flooring.

### Lounge

Double glazed window to front, patio doors to rear, spotlights.

### Kitchen

Double glazed window to rear, door to side, laminate flooring, electric oven/hob, spotlights, space for washing machine, space for fridge freezer.

### Bedroom One

Double glazed window to front, carpet, radiator.

### Bedroom Two

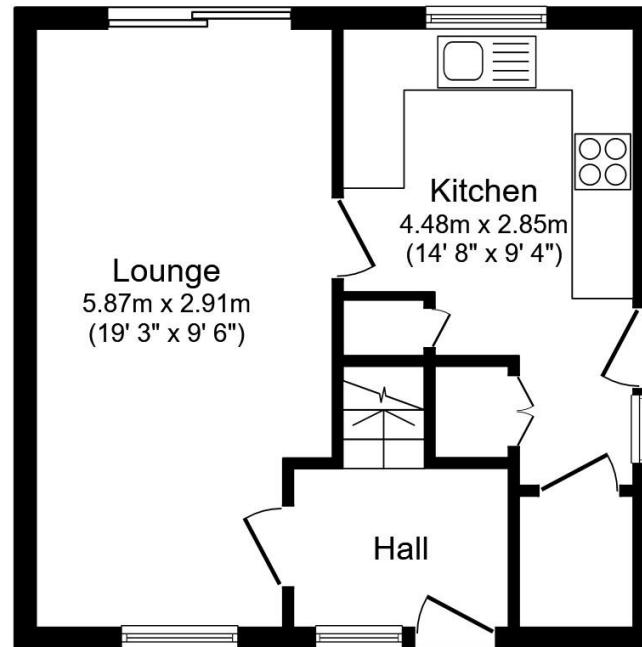
Double glazed window to rear, carpet, radiator.

### Bedroom Three

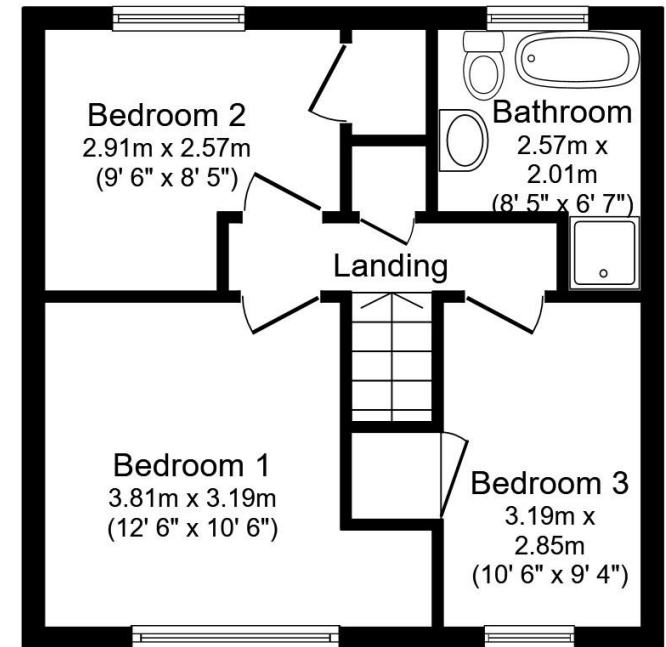
Double glazed window to front x 2, carpet.

### Bathroom

Double glazed window to rear and side, tiled flooring, wash hand basin, W/C, shower cubicle, heated towel rail.



Ground Floor



First Floor

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)



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## Green Acres, Welwyn Garden City

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

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



guide price

**£325,000**



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Property Ref:  
WGN109788 - 0003

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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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Please note the marker reflects the  
postcode not the actual property