

Connells

Ethelred Close
Welwyn Garden City

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Welwyn Garden City AL7 3QF

for sale
£325,000







Property Description

GUIDE PRICE £325,000-£335,000.

Offered to the market chain free, this well-presented two double bedroom end of terrace home is ideally situated within easy reach of the town centre and mainline train station, making it an excellent choice for first-time buyers, downsizers and investors alike.

The accommodation begins with an entrance lobby leading into a bright and spacious living room, complete with sliding patio doors opening onto the rear garden. The kitchen/diner is fitted with a range of units, offering ample worktop and storage space.

To the first floor are two generously sized double bedrooms and a well-appointed family bathroom.

Further benefits include double glazing throughout and gas radiator central heating.

Externally, the property enjoys a front garden and a private rear garden with a desirable westerly aspect, extending to approximately 30ft and providing an ideal space for relaxing and entertaining. A garage en-bloc to the rear offers additional storage and parking convenience.

Viewing is highly recommended to appreciate all that this chain-free home has to offer.

Kitchen

11' 9" x 7' 10" (3.58m x 2.39m)

Lounge

16' x 11' 9" (4.88m x 3.58m)

Bedroom 1

11' 9" x 11' 3" (3.58m x 3.43m)

Bedroom 2

11' 9" x 9' 9" (3.58m x 2.97m)

Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)







Buyers Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

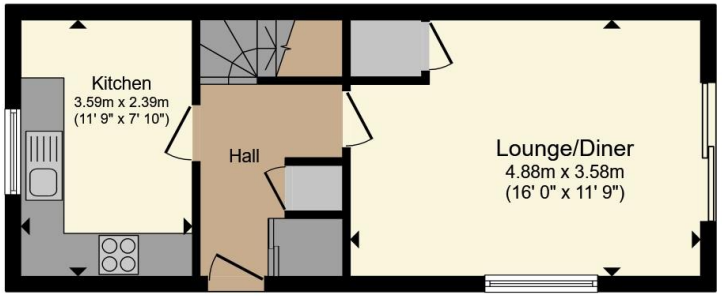




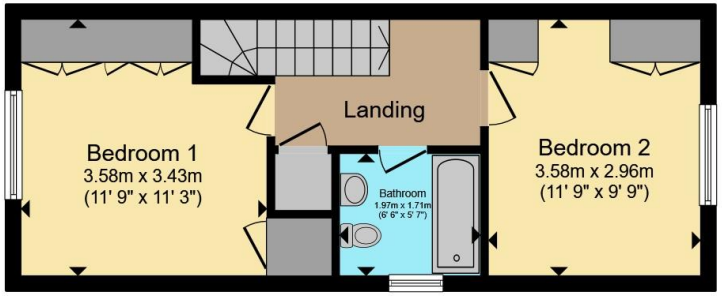








Ground Floor



First Floor

Total floor area 67.7 m² (729 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

Connells

To view this property please contact Connells on

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EPC Rating: C

Council Tax Band: C

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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