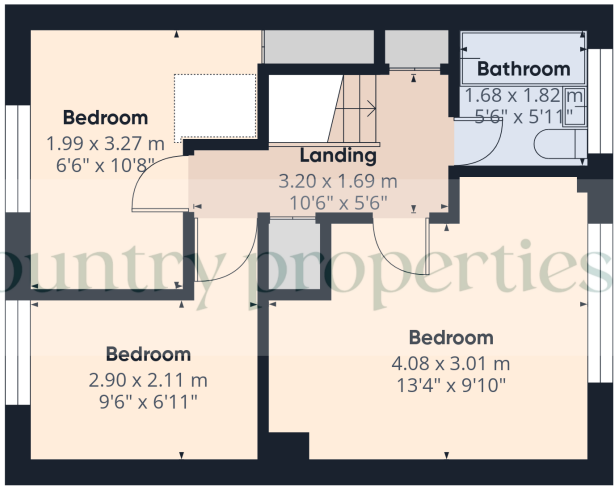
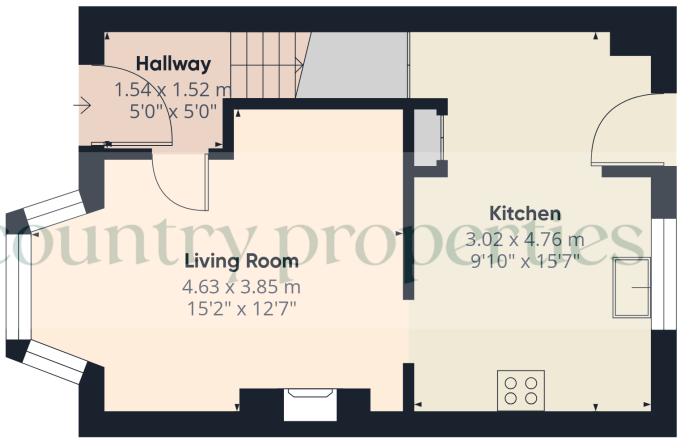




Approximate total area⁽¹⁾
68 m²
730 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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Offered chain free and ideally located on the sought after Westside of Welwyn Garden City, this well presented three-bedroom terraced home is within easy reach of local amenities and reputable schools. The property has been recently updated with a new kitchen, bathroom, and carpets, and features a bright living room with a bay window. Upstairs offers three well-proportioned bedrooms and a modern bathroom. Externally, there is a private rear garden and on-street parking to the front, making this a fantastic ready to move into home.

- NO ONWARD CHAIN
- NEW KITCHEN & BATHROOM
- WESTSIDE LOCATION
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- 3 BED TERRACE HOUSE
- NEW CARPETS
- LIVING ROOM WITH BAY WINDOW
- NEW BOILER

Ground Floor

Entrance Hall

Welcoming entrance hall with a door leading through to the living room and carpeted stairs rising to the first floor. The space benefits from a wall mounted radiator and telephone point.

Living Room

A bright and comfortable carpeted living room featuring a double-glazed uPVC bay window to the front aspect, allowing plenty of natural light. The room also includes a wall mounted radiator, electric fireplace creating a focal point, and a TV aerial point. An open archway leads through to the kitchen/dining area.

Kitchen / Dining Room

Accessed via the living room, the refitted kitchen comprises a range of floor and wall-mounted storage units with white frontage, complemented by worktops and a stainless steel sink with mixer tap. There is space for a freestanding washing machine and tall fridge freezer, along with a Beko oven, gas hob, and extractor hood above. A double-glazed uPVC window overlooks the rear garden, and a cupboard houses the recently installed Navien boiler.

The dining area offers a practical and versatile space, with two additional storage cupboards, a wall mounted radiator, and a door providing direct access to the rear garden.



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First Floor

Landing

Carpeted landing with doors leading to all first floor rooms, two generous storage cupboards, and access to the loft via hatch.

Bathroom

A well appointed three-piece bathroom suite comprising a low-level WC with dual flush, wash hand basin set within a vanity unit with chrome mixer tap, and a panel-enclosed bath with mixer tap and shower attachment. Additional features include a glass shower screen, heated towel rail, and double-glazed uPVC obscure window to the rear.

Master Bedroom

A spacious carpeted double bedroom with a double glazed uPVC window overlooking the rear garden, and a wall mounted radiator beneath.

Bedroom Two

A well proportioned second bedroom with a double glazed uPVC window to the front aspect and a wall mounted radiator.

Bedroom Three

A good-sized third bedroom, also carpeted, with a double glazed uPVC window to the front aspect. The room benefits from a built-in storage cupboard with hanging space and a wall mounted radiator.

Exterior

Front Garden

Primarily laid to lawn with established hedging to the front and side boundaries, along with a central flowerbed. A shared pathway leads to the front entrance.

Rear Garden

The rear garden features a paved seating area directly outside the back door, ideal for outdoor dining. A shared gated side access leads to the front of the property. A stone pathway runs through the mainly lawned garden, leading to a garden shed at the rear.

Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



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