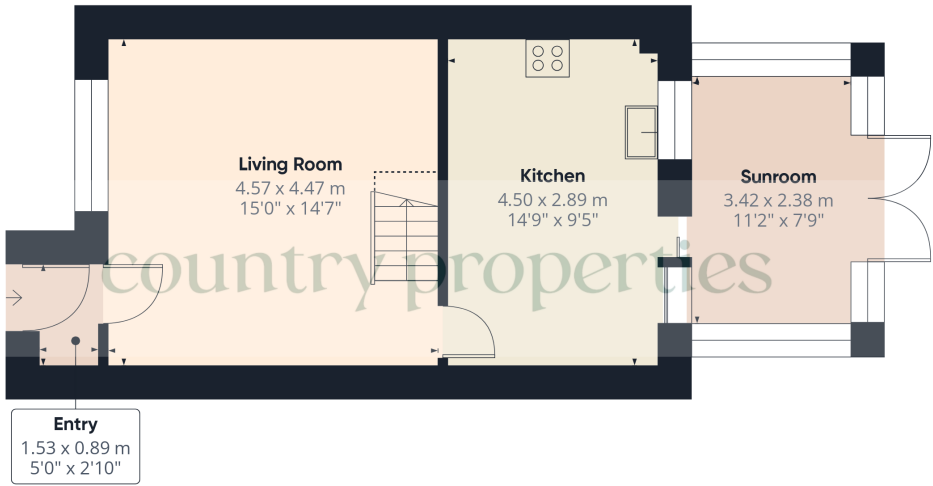
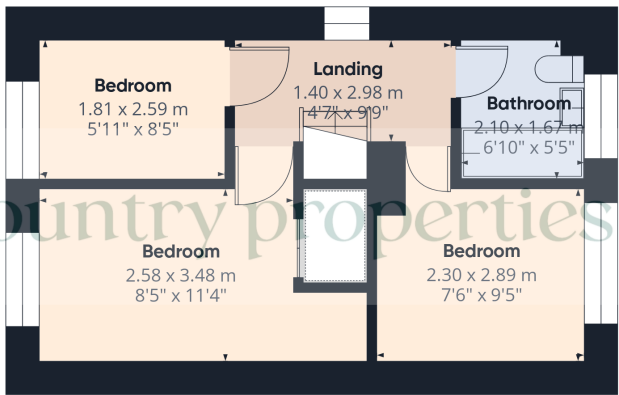




Ground Floor



Floor 1



Approximate total area⁽¹⁾
73.2 m²
788 ft²

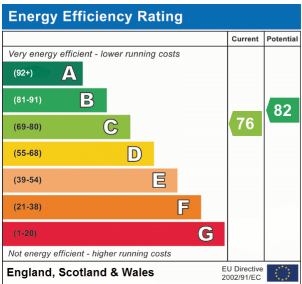
Reduced headroom
1.3 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN
T: 01707 339146 | E: welwyngc@country-properties.co.uk
www.country-properties.co.uk

NO ONWARD CHAIN – A fantastic opportunity to acquire this three bedroom family home requiring full modernisation throughout. Offering a spacious living room, dining area, kitchen, conservatory, two double bedrooms, a single bedroom, family bathroom and a low-maintenance rear garden. Benefiting from gas central heating, double glazing and generous room sizes, this property is ideal for buyers looking to renovate and add value, conveniently located close to local amenities, schools and transport links.

- NO ONWARD CHAIN
- REQUIRES MODERNISATION THROUGHOUT
- CONSERVATORY PROVIDING ADDITIONAL LIVING SPACE
- SPACIOUS LIVING ROOM WITH SEPARATE DINING AREA
- GAS CENTRAL HEATING
- LOW MAINTENANCE REAR GARDEN
- IDEAL FIRST TIME PURCHASE, INVESTMENT OR PROJECT PROPERTY
- OFF ROAD ALLOCATED PARKING FOR 2 CARS

Ground Floor

Entrance Hall

Part glazed front door, access to the living accommodation.

Living Room

Spacious reception room with front aspect window, radiator and stairs rising to the first floor. Open plan through to the dining area.

Dining Room

Separate dining space with radiator and sliding doors leading into the conservatory. Open access to the kitchen.

Kitchen

Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit, gas hob, double oven, space for appliances, wall-mounted boiler and rear aspect window.

Conservatory

A useful additional reception room with tiled flooring, surrounding double-glazed windows, radiator and French doors opening onto the rear garden.

First Floor

Landing

Access to all first-floor accommodation and loft hatch.



Master Bedroom

Generous double bedroom with front aspect window and radiator.

Bedroom 2

Good sized double bedroom overlooking the rear garden with radiator and space for freestanding furniture.

Bedroom 3

Single bedroom with front aspect window and radiator, ideal as a nursery, child's bedroom or home office.

Family Bathroom

Comprising a panel enclosed bath, wash hand basin with storage beneath, low-level WC, tiled walls and obscure double glazed window.

Exterior

Front Garden

Open plan frontage with pathway leading to the front door. Potential for buyers to enhance and personalise the outside space.

Rear Garden

Low maintenance rear garden featuring artificial lawn, patio areas and fenced boundaries, providing an excellent space for outdoor entertaining. Hard standing in place for future outdoor cabin.

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.

Please note: Some images have been digitally enhanced or virtually decluttered for marketing purposes. Buyers should satisfy themselves as to the property's fixtures, fittings and condition during a physical inspection.

