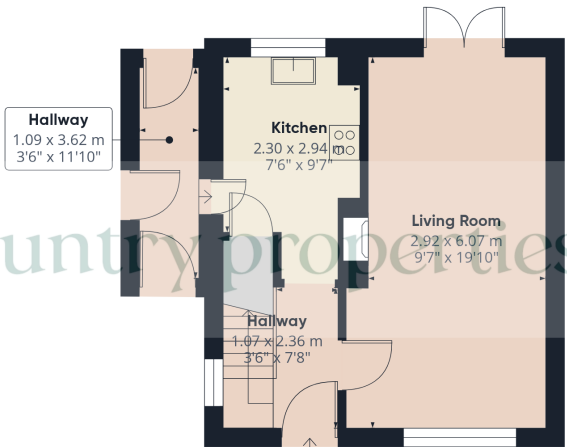
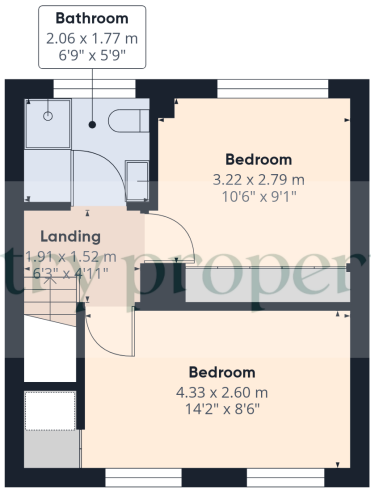




Ground Floor



Floor 1



country
properties

Approximate total area⁽¹⁾
64.4 m²
694 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.

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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

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Offered chain free, this two-bedroom semi-detached home presents an excellent opportunity for buyers wishing to modernise a property to their own taste. The accommodation includes a dual-aspect living room opening onto the rear garden, a fitted kitchen, two double bedrooms and an accessible wet room. Outside, the property benefits from front and rear gardens, communal parking within the road and a useful area of land to the side offering potential to extend, subject to obtaining the necessary planning permission.

- CHAIN FREE TWO BEDROOM SEMI DETACHED HOME
- IN NEED OF FULL MODERNISATION
- GENEROUS DUAL ASPECT LIVING ROOM
- FRONT AND REAR GARDENS
- TWO WELL PROPORTIONED DOUBLE BEDROOMS WITH FITTED STORAGE
- SIDE AREA OFFERING EXTENSION POTENTIAL, SUBJECT TO PLANNING PERMISSION
- FIRST FLOOR WET ROOM
- QUIET CUL DE SAC LOCATION ON THE WESTSIDE WITH ON STREET PARKING

Ground Floor

Entrance hall

A welcoming entrance hall with wood-effect flooring, stairs rising to the first floor and a large window providing plenty of natural light. The existing stairlift can either remain or be removed, depending on the buyer’s preference.

Living room

A generously proportioned dual-aspect living room enjoying plenty of natural light from a large front window and glazed doors opening directly onto the rear garden. The room also features a brick fireplace as an attractive focal point and offers ample space for a range of seating furniture.

Kitchen

A practical kitchen fitted with a range of wall and base units, generous worktop space, tiled splashbacks and a sink positioned beneath the rear-facing window. There is space for a freestanding cooker, fridge, freezer and washing machine, with the room offering scope for modernisation to suit the buyer’s taste.

Side passage and store area

A useful covered walkway providing convenient access between the front and rear gardens, with doors at either end. The area also benefits from built-in storage cupboards, ideal for garden equipment, bicycles and other household items.



First Floor

Landing

The first-floor landing provides access to the bedrooms and bathroom, with natural light borrowed from the adjoining rooms and a balustrade overlooking the staircase.

Bedroom 1

A bright dual-aspect double bedroom featuring an extensive range of fitted wardrobes and overhead storage, providing excellent practical storage space. Two front-facing windows allow plenty of natural light into the room, with an additional built-in cupboard.

Bedroom 2

A well-proportioned double bedroom overlooking the rear garden, with a large window providing plenty of natural light. The room benefits from an extensive range of fitted wardrobes and overhead cupboards, while still offering space for additional furniture or a home-working area.

Wetroom

A practical, fully tiled wet room fitted with a level-access shower, wash hand basin and WC. Accessibility features include a fold-down shower seat and grab rails, while an obscured window provides natural light and privacy.

Outside

Front garden

The property is approached through a mature front garden with established hedging and shrubs providing privacy, together with a paved pathway leading to the entrance and side passageway, which provide potential for a substantial two-storey extension, subject to the necessary planning permission and building regulations approval.

Rear Garden

A mature and well-established rear garden, mainly laid to lawn with planted borders, established hedging and a variety of trees and shrubs providing a good degree of privacy. A pathway runs alongside the lawn, with space for outdoor seating and entertaining.

