



11, Harwood Close

Welwyn Garden City,
Hertfordshire, AL8 7ST

Offers in Excess of £350,000

country
properties

A GREAT PLACE TO START AND CHAIN FREE!! This well maintained 2 bedroom terrace offers a great opportunity if you are starting your property journey. With allocated parking, low maintenance rear garden, good sized bedrooms and close to local schools this property is a little gem!!

- CHAIN FREE!!
- FREEHOLD
- 2 BEDROOM TERRACE
- ALLOCATED PARKING
- MASTER BEDROOM WITH PLENTY OF BUILT IN STORAGE
- IN A DESIRED LOCATION
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- LOW MAINTENANCE REAR GARDEN

Ground Floor

Entrance Hall

Laminated flooring. UPVC front door with obscured glass. Wall mounted RCD unit. Door leading into living room.

Living/ Dining Room

Carpeted. Radiator. Phone line and TV aerial ports. Double glazed UPVC window overlooking the front. Carpeted stairs leading to first floor. Under the stair storage. Continuation of carpet leading into the dining room. Double glazed UPVC patio doors leading onto garden. Sliding door leading into kitchen. Radiator.

Kitchen

Tile flooring. Selection of wall and floor storage cupboards with light wood effect frontage. Space for under the counter washing machine. Space for small freestanding fridge/ freezer. Integrated cooker and four gas hob burner with extractor hood over. Mosaic tiled splash back top. Double glazed UPVC window overlooking the garden. Wall mounted baxi boiler. Stainless steel sink basin with chrome mixer tap.



First Floor

Landing

Carpeted. Loft access. Doors leading to master bedroom, second bedroom and bathroom. Airing cupboard with slatted storage shelves and tank. Radiator.

Master Bedroom

Continuation of carpet. Large built in wardrobes. phone line and radiator. Double glazed UPVC windows overlooking the front.

Bedroom Two

Laminated flooring. Radiator. Double glazed UPVC windows overlooking the garden.

Bathroom

Three piece bathroom suite comprising of low level panel bath with chrome mixer taps and Aqualisa power shower above. Low level WC with dual flush. Sink basin with chrome mixer tap. Double glazed UPVC windows overlooking the garden. Heated towel rail. Tiled flooring.

Outside

Rear Garden

Small decking area with two small raised beds leading to a mainly laid to lawn garden with a selection of shrubs, plants and hedges either side. Circular paved pathway leading down to the rear where there is a shed. Outdoor tap. Back access with alley leading to car parking space.

Front Garden

Paved pathway leading to front door. Small lawn area.

Parking

One allocated parking space.

Agents Notes & Material Information

Tenure: Freehold - Terraced.

EPC Rating: C

Council Tax Band: C £1978 P.A - Welwyn & Hatfield Council.

Built Of Standard Construction.

There is mains Electric, Gas, Water and Sewage to the property.

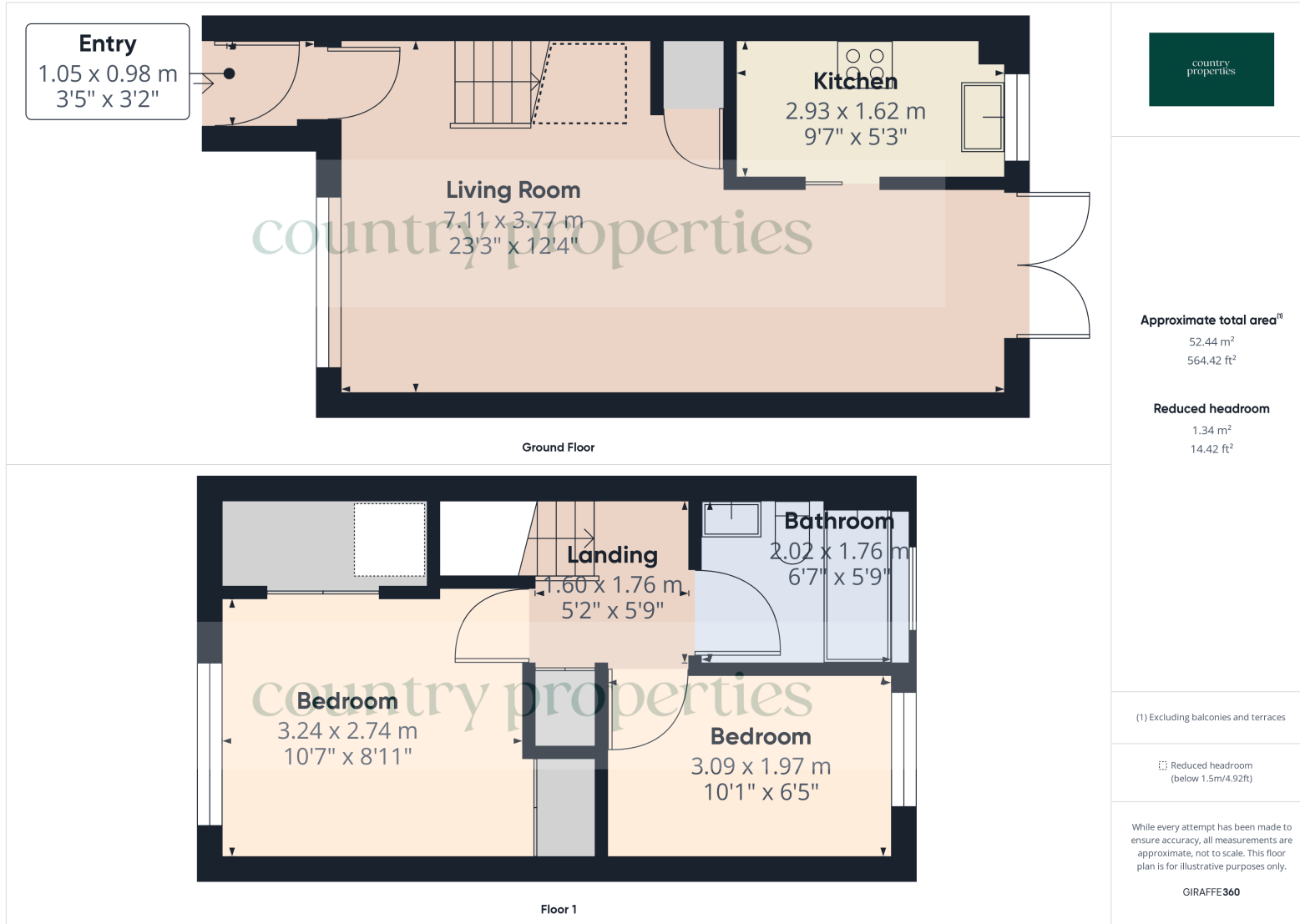
Broadband is available at up to 1000mbps

There is a mobile phone signal available on all networks. O2 having the best signal.

Flood Risk Is Low.

Allocated parking.





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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