



WRIGHTS



30 Nursery Gardens, WELWYN GARDEN CITY, Hertfordshire AL7 1SF

£325,000 - Freehold

Property Summary

A Charming Two-Bedroom End Terraced House in a Peaceful Cul-de-Sac. Welcome to Nursery Gardens, a private community perfect for first-time buyers or savvy investors. This lovely two-bedroom end terraced house, nestled at the end of a quiet cul-de-sac, has been cherished and tastefully decorated by its current owner. Key features include a spacious living room, a delightful garden, and ample resident permit parking. The property benefits from convenient side access and is situated on an appealing no-through road. Families will appreciate the proximity to well-regarded schools, making it an ideal choice for young families. For added convenience, Haldens shops are just a short stroll away, and major road networks, including the A414 and A1M are easily accessible. This is definitely a property worth viewing

Features

- END OF A QUIET CUL-DE-SAC
- IDEAL STARTER HOME OR INVESTMENT PROPERTY
- CLOSE TO A GOOD SELECTION OF PRIMARY SCHOOLS
- RESIDENTS PERMIT PARKING
- GARDEN
- CLOSE TO HALDENS SHOPS
- EASY COMMUTE TO THE A414 AND A1M
- 20 MINUTE WALK TO THE TOWN AND MAINLINE STATION

Room Descriptions

WELCOME TO NURSERY GARDENS

Welcome to this charming small community of two-bedroom homes, ideally situated at the end of an exclusive cul-de-sac. Nestled within a quaint terrace of three homes, this property offers a welcoming atmosphere with its thoughtful design. Upon entering, you'll find a convenient entrance hall, perfect for storing shoes and coats. The well-maintained kitchen comes equipped with appliances, providing an inviting space for culinary activities. The spacious living and dining room features a rear-facing aspect and is adorned with sliding doors that lead directly to a lovely paved and grassed garden—ideal for relaxation and outdoor enjoyment. Additionally, this home boasts a large storage area under the stairs, maximizing your storage options. This property combines comfort and functionality in a serene setting, perfect for those seeking a cozy community lifestyle.

CONTINUED

Upstairs, you'll discover two double bedrooms complete with fitted wardrobes, providing ample storage space. A pristine three-piece bathroom on the upper floor completes the space, offering convenience and comfort. Externally, the property features a private garden with side access, perfect for enjoying outdoor activities. Residents will appreciate the designated parking area, which includes EV charging points, ensuring practicality for modern lifestyles.

COUNCIL TAX BAND C

£2 138.03

ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Centre is located in the town centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.

BUYERS INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	