



6, Princes Avenue

Welwyn Garden City,
Hertfordshire, AL7 4DT
£126,000

country
properties

Get your first step onto the property ladder... This modern 2 bed coach house on the southern outskirts of Welwyn Garden City offers good sized accommodation and is available as a 35% shared equity or you can buy a higher percentage if you wish anything up to 100%

- 2 Bedrooms
- Upvc double glazing throughout
- Kitchen with build in Oven, hob and extractor
- Utility cupboard
- Modern Bathroom
- Allocated Parking

Ground Floor

Entrance Hall

Composite double glazed door leading through into entrance hall with a grey wood effect laminate flooring. Radiator. Stairs to first floor.

First Floor

Landing/Hall

UPVC double glazed window to rear. Continuation of the grey wood effect laminate flooring. Radiator. Doors to bedrooms, living room, bathroom and utility cupboard.

Utility Cupboard

Carpeted. Housing the washing machine, tumble dryer and a wall mounted ideal boiler. Slatted shelving within.

Living Room

Grey wood effect laminate flooring. Double glazed UPVC French doors and matching windows to side leading out to Juliet balcony. Television and telephone points. Radiator. Open plan to kitchen area with room for dining table and chairs.



Kitchen

Double glazed UPVC window to rear. Laminate roll edge worktop with 1 ½ bowl stainless steel sink unit with mixer tap over. Space for tall fridge/freezer space and plumbing for automatic dishwasher. Integrated stainless steel Zanussi electric oven with matching stainless steel C4 burner gas hob above and extractor fan over. Stainless steel splashback.

Bedroom Two

Continuation of grey wood effect laminate flooring. Radiator. UPVC double glazed window to front. Built in double wardrobe with shelf and hanging space within.

Bedroom Two

Grey wood effect laminate flooring. Radiator. UPVC double glazed window to front.

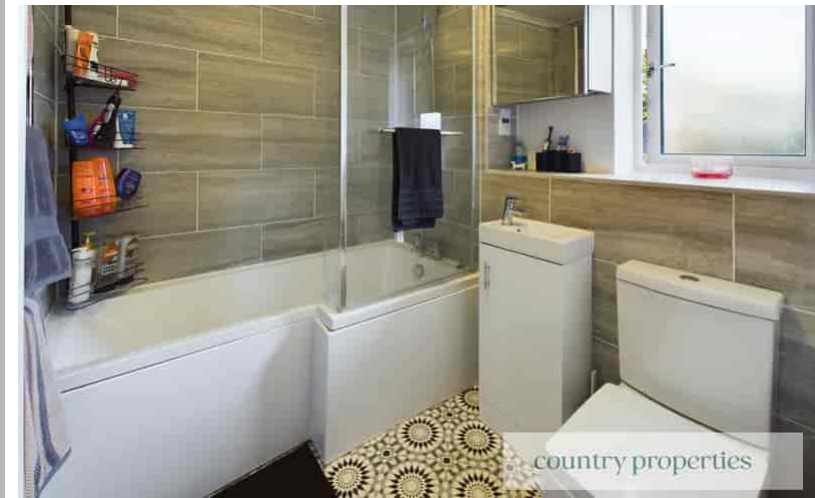
Bathroom

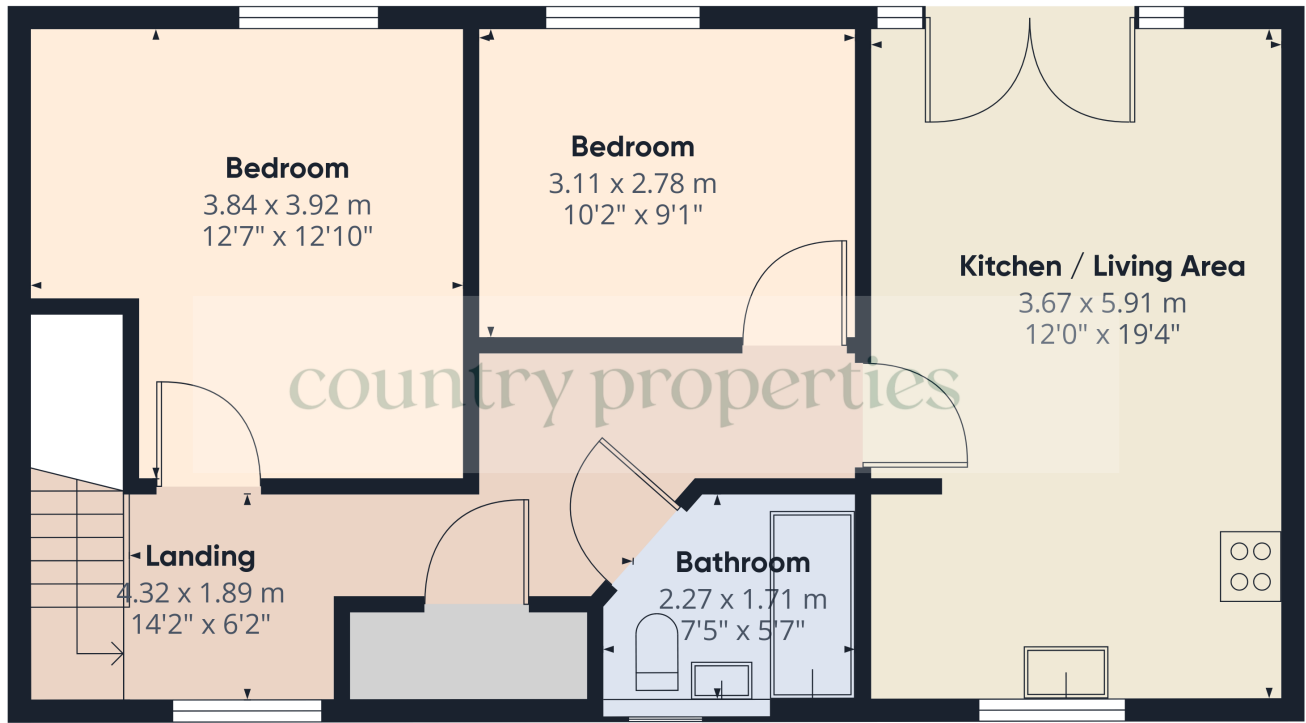
A modern white suite comprising of a decorative tile effect vinyl flooring. Low-level dual flush WC wash hand basin with mixer tap over and vanity cupboard below. Square shower/bath with glass shower screen, thermostatically controlled rainfall shower with further handheld shower. Ceramic wall tiling. Wall mounted Chrome effect heated towel rail. Electric shaver point. Bathroom vanity cupboard. Extractor fan. UPVC double glazed window to rear with obscured glass.

Outside

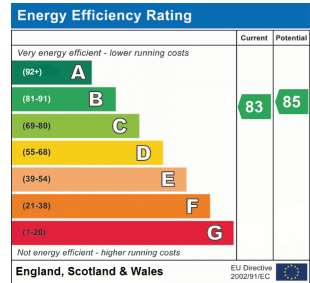
Parking

To the rear of the property there is a block paved parking area with one allocated space.





Floor 1



Approximate total area⁽¹⁾
58.05 m²
624.84 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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

