



4, Church Place

Welwyn,
Hertfordshire, AL6 9FB
£465,000

COUNTRY PROPERTIES
PART OF HUNTERS

A nicely presented two bedroom terrace bungalow for the over 55's. Ideal for walking to the centre of the village for shops and all facilities. This property has two allocated car standing spaces, view to the front overlooking lawn, mature tree and flower bed, and a low maintenance garden to the rear. There is a lounge to the rear of the bungalow and a conservatory overlooking the rear garden.

- Two bedrooms
- Small private development for the over 55's
- Lounge/diner
- Easy walking distance to the village centre
- Fitted kitchen
- Allocated car standing space
- Conservatory
- No upper chain

Accomodation

Entrance Hall

Stained glass entrance door to hall with hatch to loft, radiator, airing cupboard housing lagged copper cylinder, alarm system.

Kitchen

10' 0" x 8' 6" (3.05m x 2.59m)
Fitted kitchen consisting of range of base and eye level cupboards housing gas hob and extractor, oven, integrated fridge and freezer, washing machine and dishwasher, cupbopard housing gas fired boiler, window to front, radiator, tiled floor and surrounds, single drainer stainless steel sink unit.

Lounge/dining room

18' 0" x 10' 2" (5.49m x 3.10m)
Fireplace with electric fire, radiator, door to conservatory.

Conservatory

9' 0" x 7' 4" (2.74m x 2.24m)
Double doors and sliding doors to garden.



Bedroom One

13' 10" x 9' 0" (4.22m x 2.74m)
Range of built in wardrobes,
window to rear, radiator.

Bedroom Two

11' 0" x 7' 6" (3.35m x 2.29m)
Window to front, range of built in
wardrobes, radiator.

Shower room/bathroom

Arranged at present as shower
room with corner shower cubicle,
pedestal wash hand basin, wc,
tiled walls and floor, radiator.

Outside

Front of property

To the front mainly paved front
garden, built in store cupboard,
communal lawn and flower beds,
mature tree.

Car parking

The property has two allocated car
standing spaces, plus visitor
parking.

Rear garden

low maintenance rear garden
mainly paved with shrub beds,
close interwoven fencing.

Agents notes

There is an annual service charge
of £150 for the up keep of the
communal areas.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C	75	
(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	

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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