



7, Archers Ride

Welwyn Garden City,
Hertfordshire, AL7 4PR
Offers in Excess of £375,000

COUNTRY PROPERTIES
PART OF HUNTERS

MAKE YOUR MARK!! This 3 bed mid terrace house in a good area needs some updating but has great potential to be a lovely family home. The house benefits from off street parking for 1 car, separate dining room and a large rear garden.

- Terrace House
- 3 Bedrooms
- Off Road Parking For One Car
- Close To Local Amenities & Shops
- Dining Room
- Large Rear Garden
- Original Parquet Flooring in Living Room & Dining Room

Ground Floor

Entrance Hall

Stairs leading to first floor, carpeted, radiator, door leading to living room.

Living Room

Currently carpeted but underneath it has the original parquet flooring, radiator, wall mounted gas fire fronting the boiler, double glazed UPVC windows Georgian style overlooking the front, under the stairs storage, door leading to dining room.

Dining Room

Currently carpeted but underneath it has the original parquet flooring, thermostatically controlled radiator, French doors leading to garden, space leading into kitchen.

Kitchen

Tile effect vinyl flooring, a selection of wall and floor mounted storage cupboards, sink basin with chrome mixer tap, double glazed UPVC window overlooking the garden, door leading to garden, large built in pantry, space for under the counter washing machine, space for cooker with integrated extractor fan over, integrated fridge and freezer, thermostatically controlled radiator.



First Floor

Landing

Doors leading to master bedroom, bedroom one and bedroom two, door leading to bathroom, airing cupboard and loft access, carpeted.

Bathroom

Carpeted, three piece bathroom suite comprising of a low level bath with electric shower, over sink basin with chrome mixer tap, low level WC, frosted double glazed windows over looking the garden, radiator, fully tiled.

Master Bedroom

Double glazed UPVC windows overlooking the garden, built in wardrobes with sliding doors, radiator.

Bedroom Two

Radiator, double glazed UPVC window Georgian style over looking the front, carpeted.

Bedroom Three

Radiator, double glazed UPVC window Georgian style over looking the front, carpeted. Built in storage cupboard over the stairs can be used as wardrobe.

Outside

Front Garden

Block paved driveway space for one car, plants and shrubs either side, UPVC front door leading to entrance hall.

Back Garden

Paved paving patio leading from kitchen and dining room, shared alleyway with next door with side gate to gain access, second-half of the garden is mainly laid to lawn with a selection of shrubs and hedges surrounding. Brick built shed with double glazed window, bin storage and double power breaker socket.

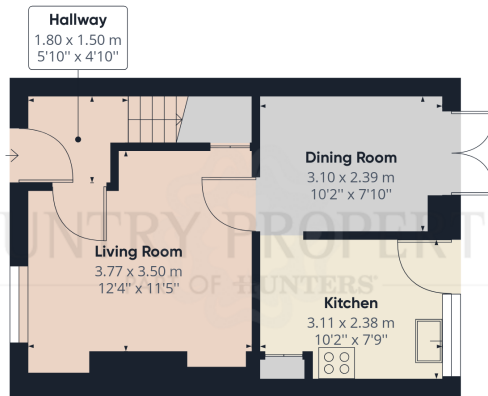
Agents Notes

Tenure: Freehold

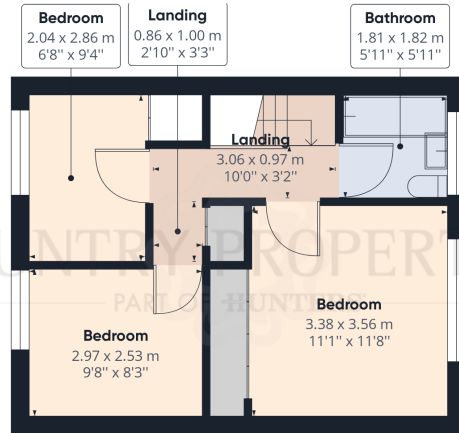
Council Tax: Band C £1885 P.A

EPC: D (67)

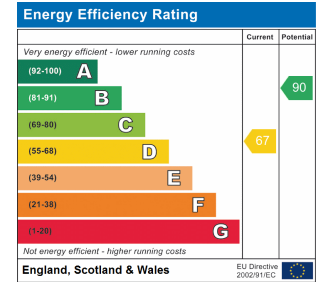




Ground Floor



Floor 1



Approximate total area⁽¹⁾
67.77 m²
729.48 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.

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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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