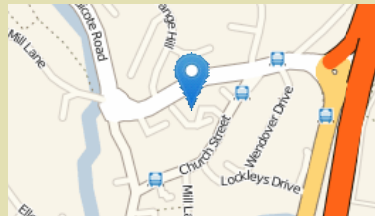




Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Less than average
95 to 100	A
85 to 95	B
75 to 85	C
65 to 75	D
55 to 65	E
45 to 55	F
35 to 45	G
1 to 35	

Energy Efficiency Rating	
Very energy efficient - lower running costs	Less than average
92 to 100	A
82 to 92	B
72 to 82	C
62 to 72	D
52 to 62	E
42 to 52	F
32 to 42	G
1 to 32	



1 Church Place  
WELWYN  
Hertfordshire  
AL6 9FB

Offers Around £320,000

REF: 2683779

Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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1 Church Place, WELWYN, AL6 9FB  
£320,000



### Semi Detached Bungalow For The Over 55's With a garage and 2 Beds. Low Maintenance Property

A 2 Bedroom semi detached bungalow for the over 55's. Ideal for walking to the centre of the village for shops and all facilities. This property has a garage and parking space. Rear garden is

- paved for easy maintenance and no grass to cut.
- Gas central heating to radiators

- Double glazing throughout

Entrance porch Bin store. Front door into:-

Entrance Hall 17' 8" x 5' 8" (5.38m x 1.73m) Good sized hall with airing cupboard with hot water cylinder.

Lounge 17' 2" x 10' 2" (5.23m x 3.10m) Double glazed French doors open to the rear garden. Feature fireplace with electric coal effect fire.

Kitchen 9' 10" x 8' 6" (3.00m x 2.59m) Comprehensively fitted with a good range of modern units. Comprising wall and floor cupboards, ample work surfaces with laminate work surfaces. Inset one and a half bowl sink. Integrated gas hob with electric oven and extractor hood over, integrated dish washer, fridge freezer and space for washing machine. Tiled floor. Double glazed window to front.

Bedroom 13' 5" x 9' 10" (4.09m x 3.00m) Double glazed window to rear and fitted wardrobes. Radiator.

Bedroom 11' 1" x 7' 5" (3.38m x 2.26m) Double glazed window to front, radiator, Fitted wardrobes

Bathroom White suite comprising bath with shower unit, wash hand basin and wc. Double glazed window to side,

### Outside

Garage Garage. Single lock up garage.

Garden Paved area of garden at rear with borders and fenced boundaries. Timer shed, gate to side.

Maintenance charge We understand there is an annual charge of £100