



27, Hardings

Welwyn Garden City,
Hertfordshire, AL7 2EQ
Offers in Excess of £400,000

COUNTRY PROPERTIES
PART OF HUNTERS

IDEAL FOR FIRST TIME BUYERS!! This well maintained 3 bedroom terraced house is offered CHAIN FREE. With 2 double bedrooms, nice size rear garden, re-fitted kitchen and off road parking for 2 cars this property is the perfect place to start.

- CHAIN FREE - A MUST VIEW!
- 3 BEDROOM
- TERRACED HOME
- CLOSE TO LOCAL AMENITIES
- OFF ROAD PARKING FOR 2 CARS
- FREEHOLD
- RE FITTED KITCHEN
- COMBI BOILER INSTALLED 2019

Ground Floor

Porch

Tiled flooring, door leading into living room, cupboards housing meters, double glazed UPVC window overlooking the front.

Living Room

Carpeted, three thermostatically controlled radiators, phone line, TV aerial port, double glazed UPVC window overlooking the front, spotlights, doors leading to storage cupboards and downstairs WC, opening leading to kitchen, UPVC door leading to back garden.

Kitchen

Tiled flooring, a selection of wall and floor wood effect storage cupboards with soft close feature, plug sockets with USB connectors, lamona integrated washing machine, integrated Hotpoint dishwasher, marble effects roll edge worktops also used as splash back, Intergrated Hotpoint oven with four gas hob burner with extractor fan above, space for American style fridge freezer, double glazed UPVC windows overlooking the rear, spotlights, stainless steel 1 1/2 sink basin with chrome mixer tap, thermostatically controlled radiator.

Downstairs W/C

Laminate effect style vinyl flooring, low level WC with dual flush, corner sink basin with chrome mixer tap, frosted glass double glazed UPVC window overlooking the garden.



First Floor

Landing

Carpeted, thermostatically controlled radiator, doors leading to all rooms and doors leading to two separate storage cupboards, hive control thermostat halfway upstairs, loft access.

Master Bedroom

Carpeted, thermostatically controlled radiator, double glazed windows overlooking the front.

Bedroom Two

Carpeted, thermostatically controlled radiator, phone line, double glazed UPVC windows overlooking the rear garden, cupboard housing a wall mounted ideal combi boiler.

Bedroom Three

Carpeted, double glazed UPVC windows overlooking the front, thermostatically controlled radiator, built in over stair storage cupboard.

Bathroom

Mosaic style lino flooring, three piece bathroom suite comprising of low level WC with dual flush, sink basin with chrome mixer tap, vanity cupboard underneath, paneled bath with thermostatically controlled shower overhead and chrome mixer taps, concertina shower screen, frosted glass double glazed UPVC window overlooking the rear, fully tiled walls, mounted heated towel rail.

Outside

Front Garden

Paved pathway leading to front door, driveway for two cars, small lawn area.

Rear Garden

Paving area with shed storage to the left, path leading down the right side of the garden, mainly laid to lawn, small step down to paved area for entertaining, back gated access, outdoor tap.

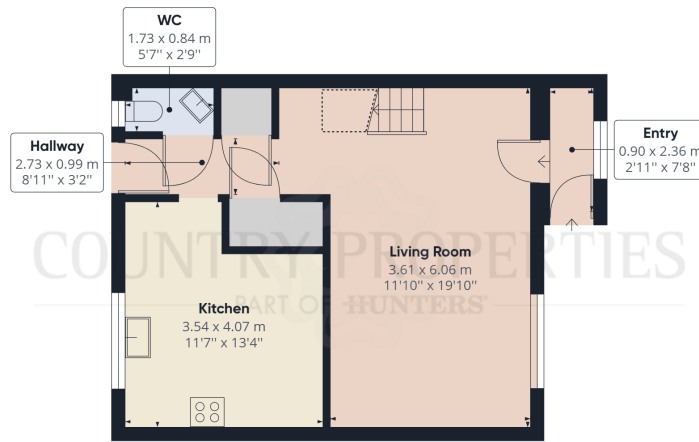
Agents Notes

Tenure: Freehold

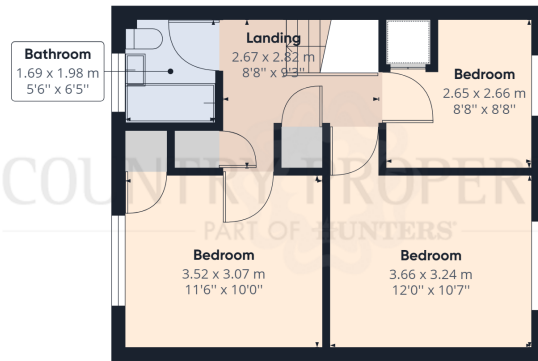
EPC Rating: C

Council Tax Band: D £2121 P.A.

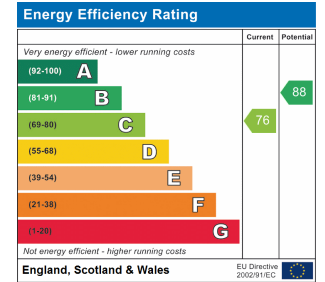




Ground Floor



Floor 1



Approximate total area⁽¹⁾

84.53 m²
909.87 ft²

Reduced headroom

1.08 m²
11.60 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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