



6, Wilkins Grove

Welwyn Garden City,
Hertfordshire, AL8 6JS
£400,000

country
properties

A well presented Westside Two Bed End Terrace Home With Off Road Parking for 2 cars located within 1/2 mile radius to the Town Centre & mainline train station Chain free.

- 2 double bedrooms
- Sought after West Side location
- End terraced home in quiet cul de sac
- 2 parking spaces
- Chain Free
- All white goods included

Ground Floor

Entrance Hall

Timber framed door leading through into entrance hall with a ceramic floor tiled entrance then leading to a carpeted hallway with door leading to living room, stairs to first floor, radiator, door to kitchen and ceiling coving.

Kitchen

Wood affect vinyl flooring, A roll edge worktop with white fronted cupboards above and below, stainless steel single bowl sink unit with mixer tap over, automatic washing machine, r slim line dishwasher, integrated electric oven and 4 burner electric hob and extractor above. Tall fridge freezer, ceramic wall tiling replacement, UPVC double glazed Georgian style window to front sunken ceiling downlighters, ceiling coving, wall mounted Vaillant gas boiler.

Living Room

Replacement UPVC double glazed Georgian style windows to rear and replacement UPVC double glazed Georgian style door leading to rear garden. 2 radiators, ceiling coving, electric wall light points, television and telephone points, under stair storage cupboard with shelving within.

First Floor

Landing

Ceiling coving, doors to rooms, airing cupboard with slatted shelving within.

Bedroom 1

UPVC double glazed Georgian style window to front, loft access, built in wardrobes with shelf and hanging space, radiator, ceiling coving.

Bedroom 2

Replacement UPVC double glazed Georgian style window to rear. Radiator, ceiling coving.



Bathroom

A white suite comprising of pedestal wash hand basin, low level WC, panelled bath with mixer tap over and electric riser shower above, ceiling coving, sunken ceiling downlighters, ceramic wall tiling, replacement UPVC, double glazed Georgian style window to rear with obscured glass, radiator.

Outside

Front Garden

To the front of the property, there is a small flower bed and lawned area that opens out to the allocated parking to the front of the property.

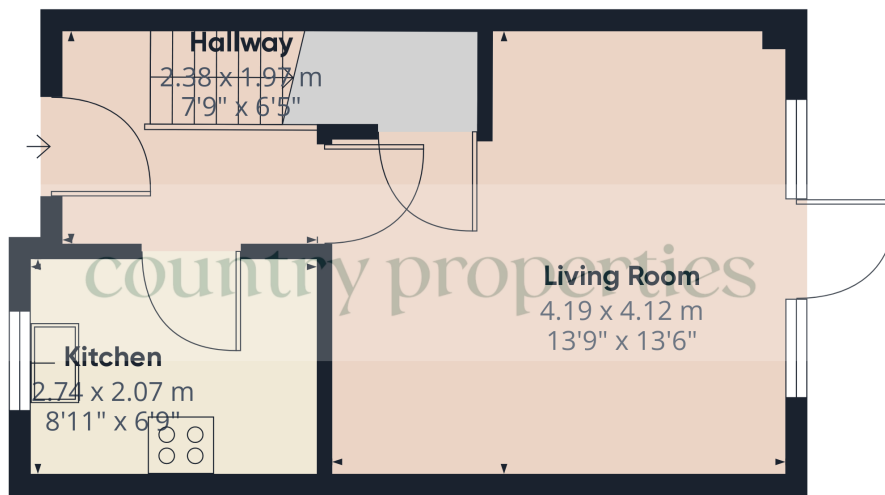
Rear Garden

The garden is mainly laid to lawn with a timber fence and hedge surround, a pea shingle. Seating area immediately to the rear of the property and footpath leading to side with gated access to the front of the property. Timber shed.

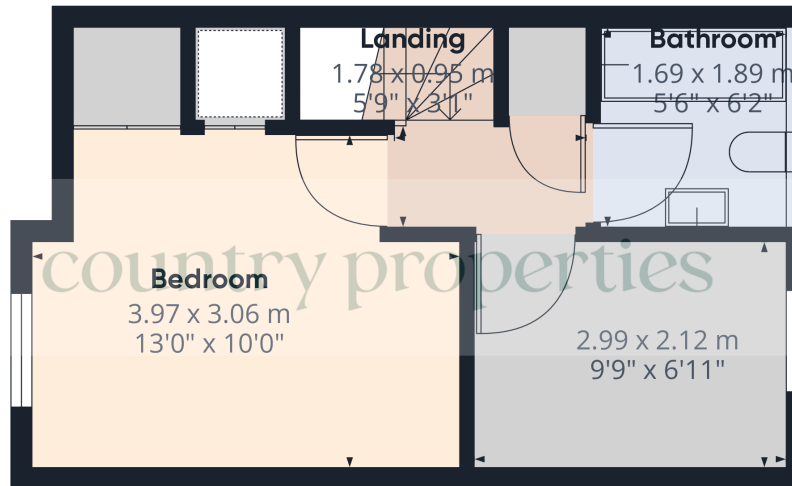
Allocated Parking

The property benefits from 2 allocated parking spaces, one to the front of the property and one within a parking area to the side, there is residents only parking restrictions in the road with visitors parking permits available to buy from Welwyn and Hatfield council in advance or on an app.





Ground Floor



Floor 1



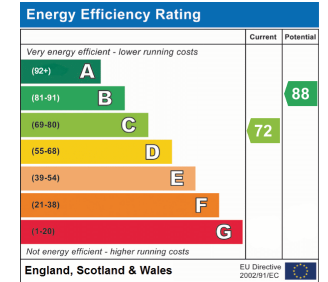
Approximate total area⁽¹⁾

51.99 m²
559.62 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.

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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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