



# 29 Nursery Gardens, WELWYN GARDEN CITY, Hertfordshire, AL7 1SF

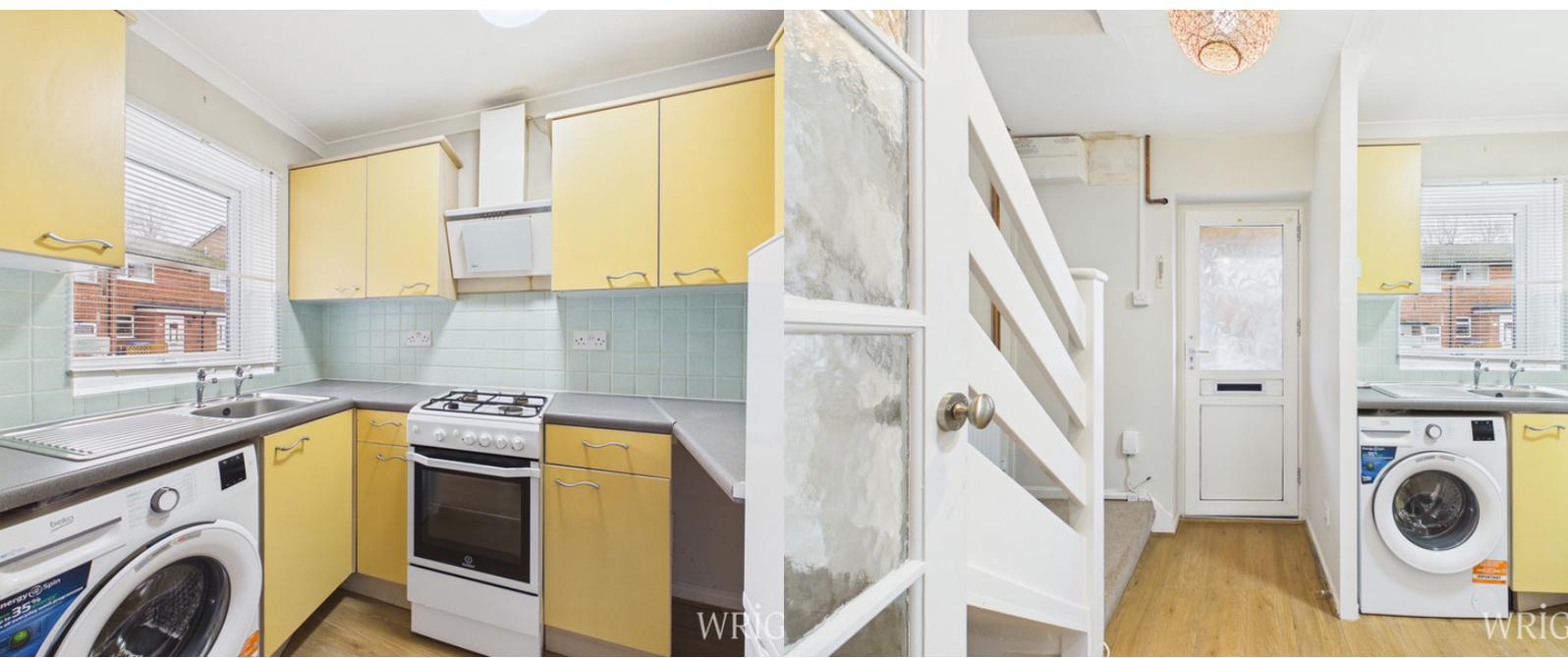
- CHAIN FREE
- END OF A QUIET CUL-DE-SAC
- IDEAL STARTER HOME OR INVESTMENT PROPERTY
- CLOSE TO RENOWNED PRIMARY SCHOOLS
- RESIDENTS PERMIT PARKING
- EASY COMMUTE TO THE A414 AND A1M
- 20 MINUTE WALK TO THE TOWN CENTRE AND MAINLINE STATION
- CLOSE TO HALDENS SHOPS
- GARDEN



## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE\*\*** A two bedroom mid terrace house positioned at the end of a QUIET CUL-DE-SAC. Welcome to Nursery Gardens, a private community of starter homes or ideal for investors. The property offers a turn key opportunity and is an ideal blank canvass. Featuring a good size living area, a garden and plenty of residents permit parking. In addition, the property includes an upgraded boiler and heating system. Situated in this ever popular no through road and conveniently located within walking distance of renowned primary schools, making it an ideal choice young families, while Haldens shops are just a short stroll away for convenience. For further convenience, the A414 and A1M are easily accessible. A superb opportunity to transform this property into your own abode.



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## ROOM DESCRIPTIONS

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### WELCOME TO NURSERY GARDENS

A small community of two bedroom homes positioned at the end of an exclusive cul-de-sac. Positioned in the middle of a small terrace of three homes. The property features an appliances kitchen with a front elevation. The living/ dining room offers a rear facing aspect. Upstairs there are two bedrooms with fitted wardrobes and a bathroom. Externally the property offers a private garden with the added benefit of gated rear access. There is a residents only permitted parking area with EV charging points.

### ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Centre is located in the town centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.

### BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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