



6, Lancaster Way

Welwyn,
Hertfordshire, AL6 9LD

Guide price **£385,000**

country
properties

This nicely presented two bedroom terrace house, features a re fitted kitchen, double glazing and conservatory to the rear. There is off road parking for three vehicles to the rear of the house, plus additional parking to the front. The house is located just north of the village centre close to the local M and S store/garage, and within walking distance of the centre, with its picturesque church, Roman baths, shops, restaurants and Doctors surgery. Communication links are excellent with junction 6 of the A1m close by and main line stations being located at Welwyn North and Welwyn Garden City.

Ground floor

Entrance Hall

Understairs recess, radiator, wood style floor.

Lounge

16' 0" x 10' 11" (4.88m x 3.33m)
Wood style flooring, radiator, window to front, french doors to conservatory, bespoke media unit with shelving and TV recess with discreet in built lighting.

Kitchen

10' 10" x 9' 2" (3.30m x 2.79m) Re fitted kitchen comprising Grey gloss fitted base and eye level units with work surfaces, five ring gas hob, two built in ovens, single bowl sink unit, intergrated dishwasher, fridge /freezer, washing machine and tumble dryer, under unit lighting, wood style floor, window to rear.

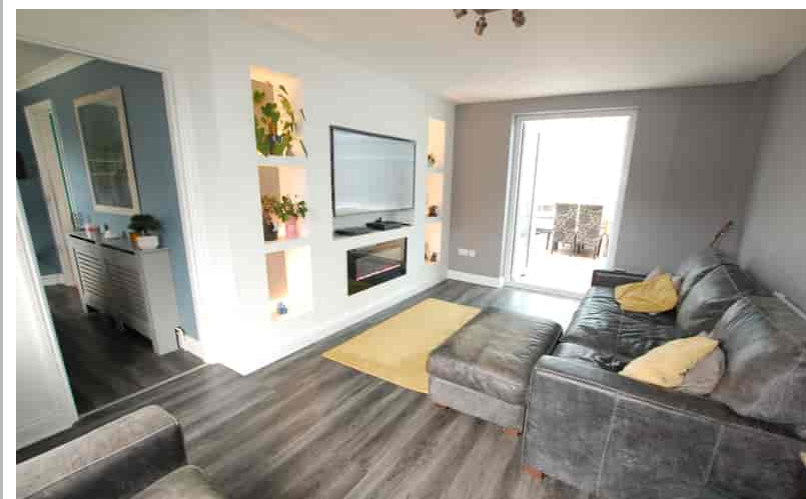
Conservatory

12' 9" x 9' 10" (3.89m x 3.00m)
French doors to rear garden, wood style floor, radiator.

First floor

Landing

Access to loft, window to front.



Bedroom One

16' 1" x 9' 5" (4.90m x 2.87m)
Cupboard over stairs, windows
to two aspects, radiator.

Bedroom Two

15' 8" x 9' 11" (4.78m x 3.02m)
Window to rear overlooking
garden, double built in wardobes
, airing cupboard, wood style
floor, radiator.

Bathroom

Suite consisting of bath, with
shower over, wash basin and wc,
radiator, window to front.

Outside

Front of house

Laid mainly to lawn with borders
path to front door. Shared
sideway giving access to rear
garden.

Rear garden

Westerly facing rear garden laid
to lawn with large paved patio ,
borders, flower beds, brick built
shed, access to hard standing.

Parking

To the rear of the garden is a
parking area for 2/3 vehicles.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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