

FOR SALE

£325,000 Freehold



WRIGHT

# 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 HALDEN'S SHOPS
- GARDEN

WRIGHTS

Wrights of W G C  
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211  
wgc@wrightsof.com



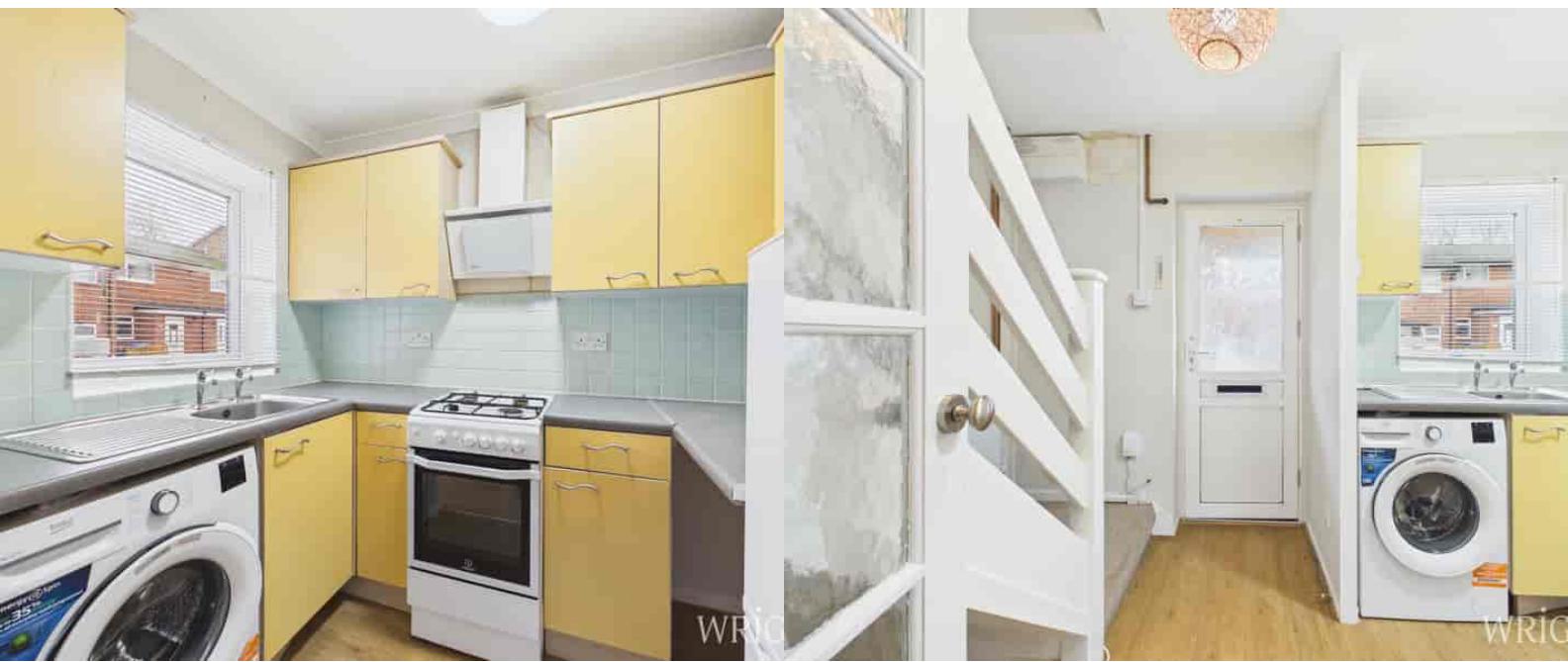
WRIG

WRIG

## PROPERTY DESCRIPTION

---

**\*\*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 sterter homes or ideal for investors. The property offers a turn key opporunity 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.



WRIG

WRIG

### 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 appliance 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.

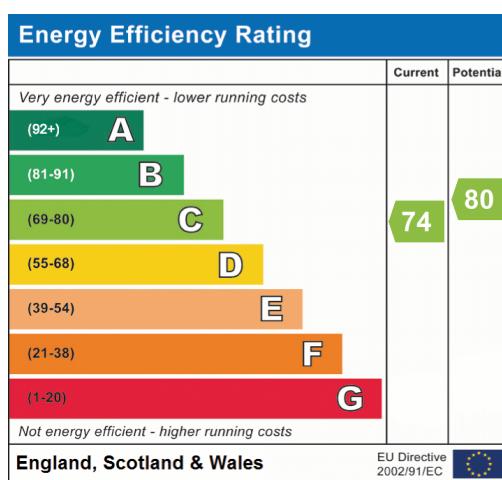
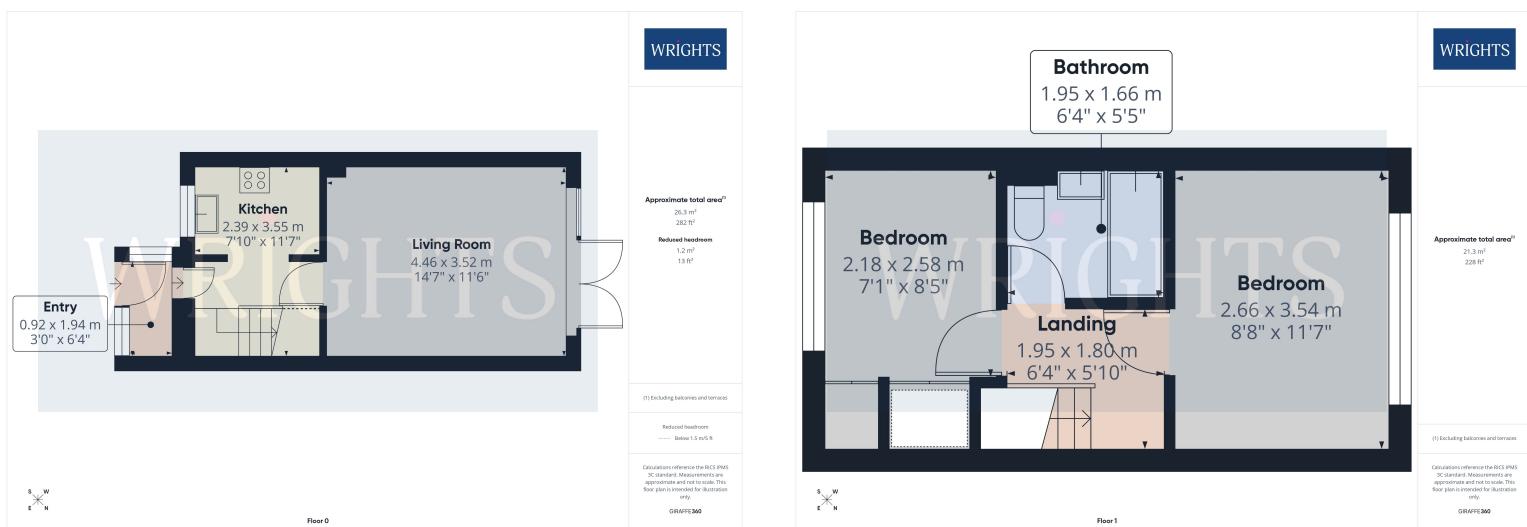
### BUYER INFORMATION

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

WRIGHTS



Welwyn Garden City  
36, Stonehills, Welwyn Garden City, AL8 6PD  
01707 332211  
wgc@wrightsof.com