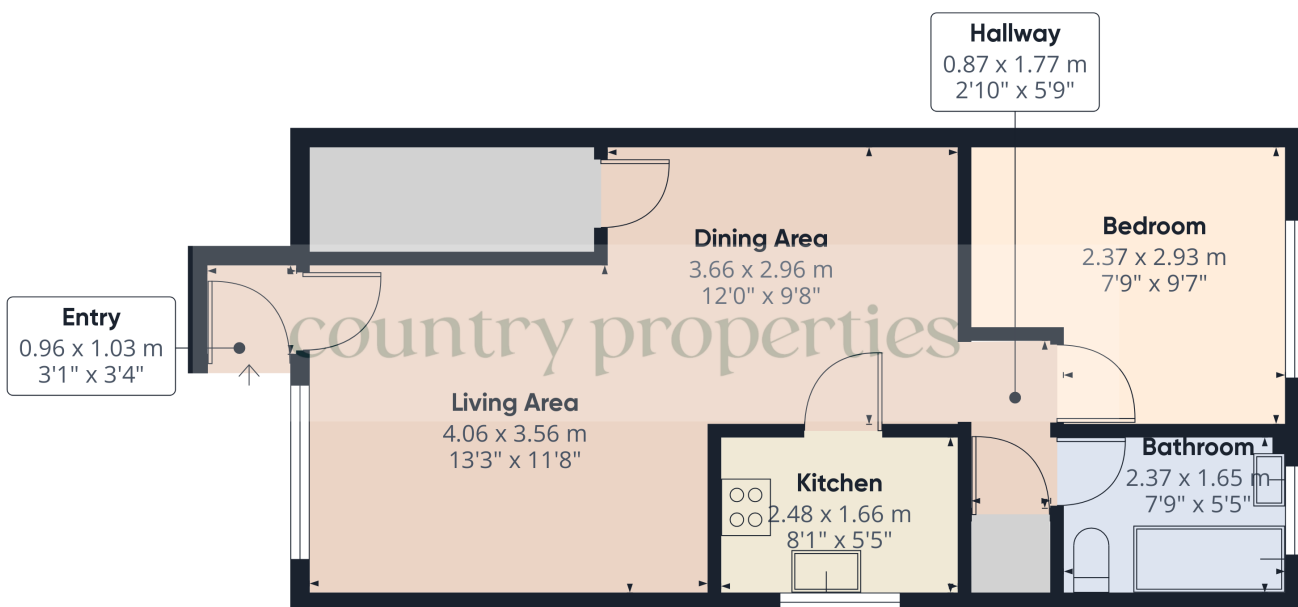




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2, Ramblers Way
Welwyn Garden City,
Hertfordshire, AL7 2JX
Guide Price £245,000



Approximate total area⁽¹⁾
46.87 m²
504.51 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.

GIRAFFE 360

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

Country Properties | 3, Bridge Road | AL8 6UN
T: 01707 339146 | E: welwyngc@country-properties.co.uk
www.country-properties.co.uk

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An ideal place to start.. This 1 bed ground floor maisonette with private rear garden and open plan living diner offers good sized 1 bed accomodation on the popular Panshanger development, an ideal first time buyer home, and a great buy to let with an estimated monthly income of £1250pcm

- Popular Panshanger Location Close to Local Shops and Amenities.
- Double glazing and gas central heating.
- Garden.
- Allocated parking space.
- Ground Floor maisonette
- Ideal buy to let with a rental figure of £1250

Ground Floor

Entrance Porch

A part glazed timber framed door leads into the entrance porch with exposed brick walls and past glaed timber door to living room.

Living/Dining Room

A good sized living room with Laminate flooring, UPVC double glazed window to front, radiator concealed within a decorative radiator cover, TV and telephone points, open plan to dining area.

Dinning Area

Continuation of the laminate flooring, door to under stair storage cupboard, radiator, doors to kitchen and rear hall

Kitchen

UPVC double glazed window to side, Gas hob with electric oven below and extractor over, space for automatic washing machine and 3/4 height fridge freezer, Stainless steel sink with drainer to side and mixer tap over. Range of wall and base units with oak effect fronts and rol edge worktops over, ceramic floor tiling.

Rear Hall

continuation of the laminate flooring, doors to bedroom, bathroom and airing cupboard with combi boiler within.

Bedroom

UPVC double glazed window overlooking the rear garden, radiator, recess for wardrobe, continuation of the laminate flooring.

Bathroom

A white suite comprising of a panneled bath with mixer tap and shower attachment, further electric shower over and shower curtain, WC and wash hand basin. Fully floor and wall tiled. UPVC double glazed Window to rear.



Outside

Front Garden

A small lawned garden with path to front door and further pathway access to the side of the property leading to the rear garden and parking area beyond.

Rear Garden

A private Garden mainly laid to lawn with a timber fence surround, gated accessed via the side of the property and a further path and gate to rear leading to One allocated parking space to the rear of the property.

