



WRIGHTS

2 Woodside Road, Welwyn, Hertfordshire, AL6 0DR

- CHAIN FREE
- GROUND FLOOR MAISONETTE WITH PRIVATE FRONT DOOR
- LARGE PRIVATE GARDEN
- AT THE HEART OF DIGSWELL
- JUST YARDS FROM WELWYN NORTH STATION
- LARGE GARAGE
- ZERO SERVICE CHARGE
- SHARE OF FREEHOLD WITH LONG LEASE
- THE HEART OF HERTFORDSHIRE'S FINEST COUNTRYSIDE
- SMALL BLOCK OF FOUR PROPERTIES



PROPERTY DESCRIPTION

Discover an exceptional opportunity to acquire a rarely available GROUND FLOOR MAISONETTE WITH PRIVATE GARDEN, nestled in the highly desirable area of Digswell. This unique property is being offered to the market on a CHAIN FREE basis and, while it requires modernisation, it presents tremendous potential to transform it into a charming home. Perfect for first-time buyers or those looking to downsize, the maisonette includes its own GARAGE and comes with a SHARE OF FREEHOLD, ensuring ZERO SERVICE CHARGES. Conveniently located just steps away from Welwyn North station, you'll find yourself a short drive from Welwyn Garden City, Welwyn Village, and Hertford. Major road links such as the A1M and A414 are also easily accessible. This truly is a rare opportunity, and we highly recommend an internal viewing to appreciate its full potential.



ROOM DESCRIPTIONS

ACCOMMODATION

The property is well proportioned and offers a large porch area with plenty of space for coat hanging space. The living room is spacious and includes a door leading out to the private garden. The kitchen is off the living room. Bedroom one is a great size and also overlooks the garden whilst bedroom two overlooks the rear elevation. A bathroom completes the accommodation.

OUTSIDE

A large Wrap around plot which provides a private garden. There is potential to create private parking to the front privately owned garden (subject to planning and approval). A private garage which is a good size and is accessed via an up and over door.

LEASE INFORMATION

The property is to be sold with the benefit of a share of freehold.

Service Charge: Nil

Ground Rent- £225.00 for 2025.

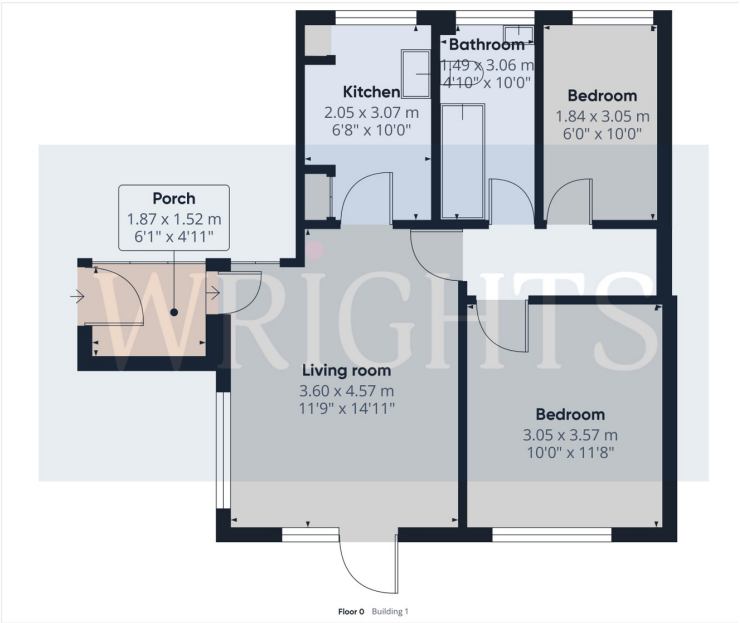
ABOUT DIGSWELL

Digswell is a sought after and desirable village within delightful countryside and just 23 miles north of London. The most prominent feature of this picturesque area is the impressive Digswell viaduct which carries the Great Northern Railway over the valley of the River Mimram, with its forty imposing arches. The village retains an old charm of delightful mature properties surrounded by an abundance of woods and parkland, including Digswell Park & Lake and Sherrardspark Wood. Close by is the newsagent/convenience store, a butchers and the Cowper Arms public house. The village church and hall are venues for local functions to promote a friendly community.

The Old Welwyn village is close by and offers a selection of local shops, restaurants and pubs serving the finest food. A wider range of facilities can be found at nearby Welwyn Garden City, with its Howard Centre shopping complex and large John Lewis department store.



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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