



WRIGHTS

84 Gresley Close, Welwyn Garden City, Hertfordshire, AL8 7QB

- COMPLETE ONWARD CHAIN WITH ONE LINK
- FREEHOLD CLUSTER HOUSE
- END TERRACE AT THE END OF A PRIVATE CUL-DE-SAC
- JUST YARDS FROM THE MAINLINE STATION AND TOWN CENTRE
- WEST SIDE AL8 POSITION
- TASTEFULLY DECORATED AND MODERNISED
- UPGRADED FINISH INCLUDING KITCHEN AND BATHROOM
- UPGRADED WINDOWS AND FRONT DOOR
- PRIVATE PARKING AND GREEN SPACE TO ENJOY
- IDEAL FIRST TIME BUY OR INVESTMENT



PROPERTY DESCRIPTION

****FREEHOLD HOUSE ON THE FRINGE OF THE TOWN CENTRE**** OWNERS HAVE FOUND WITH ONE ONWARD LINK. A super rare opportunity has arisen to purchase this TWO BEDROOM, END TERRACE CLUSTER HOUSE at the END OF A DESIRABLE WEST SIDE AL8 CUL-DE-SAC just YARDS FROM TOWN! Never miss the train! Overlooking a private green space shared with just 3 homes, this superb home offers a FULLY REFURBISHED condition with the bonus of PRIVATE PARKING. Such a rare opportunity and an ideal starter home. With all the conveniences of the town centre on your doorstep, this is a must see property to appreciate the upgrades and rarity. An early viewing is advisable and an investor could achieve in the region of £1250 PCM.



ROOM DESCRIPTIONS

CONVENIENT LIFESTYLE

Your new home is on two levels and includes a bright and airy lounge, separate fully fitted kitchen with all, one good size double bedroom with fitted wardrobes for extra storage, a second single bedroom which is currently used as private study and a fully fitted modern bathroom with bath & power shower. Features include; a mix of wood floors, carpets and tiles, neutral décor and plenty of storage. The additional loft space created really makes a difference with large items like suitcases and storing seasonal clothing amongst other occasional use items which is great. Further benefits include upgraded windows for extra energy efficiency, heating and hot water system, private off street parking and a large communal garden for just 3 homes to enjoy.

ADDITIONAL INFORMATION

Additional visitors bays and street parking available (subject to permit).

There is an annual service charge for the parking patrol and garden maintenance, currently £400 for the annum.

COUNCIL TAX BAND C

£1,941.47

ABOUT THE WEST SIDE

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. Surrounded by rolling Hertfordshire 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 it's a busy and bustling town with a selection of shops, the Howard Shopping Centre is located in the centre of Welwyn Garden City where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsbury's in the town. Welwyn Garden also has its own quaint cinema in the town centre, showing the latest films.



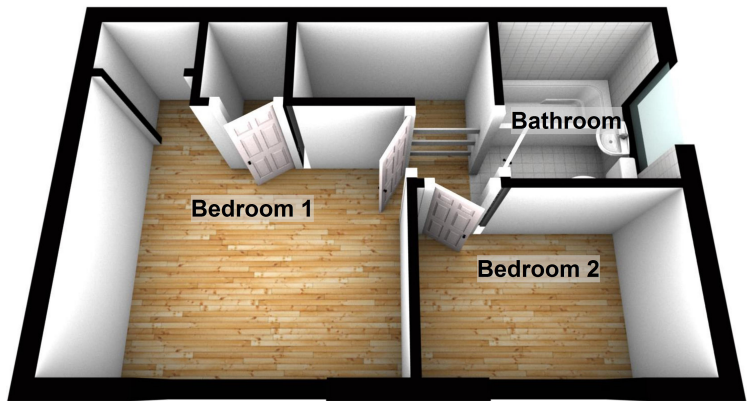
Ground Floor

Approx. 22.7 sq. metres (244.6 sq. feet)



First Floor

Approx. 22.6 sq. metres (242.7 sq. feet)



Total area: approx. 45.3 sq. metres (487.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	