



Wellington Drive

Welwyn Garden City,
Hertfordshire, AL7 2NL
£925 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

TWO BED UNFURNISHED HOUSE.... Cloakroom, WC and Allocated Parking! AVAILABLE FROM 30th OCTOBER 2018!

- Two Bedroom Terraced Property.
- Downstairs cloakroom.
- One allocated parking space.
- Quiet cul-de-sac location.
- Close to Local Shops and Amenities.
- Popular Panshanger Location.
- Refitted Kitchen

Ground Floor

Entrance Hall

White wooden front door with multi panelled obscure glass leading into the Entrance Hall. Wall mounted electric storage heaters. Wooden flooring. Doors to all rooms.

Cloakroom

White suite comprising of a low level dual flush WC, pedestal wash hand basin, ceramic wall tiling and floor tiling. Double glazed window with obscure glass to the front aspect.

Living Room

Wooden laminate flooring. Double glazed French doors leading out to the rear garden. One double glazed window to the rear aspect. Two wall mounted electric storage heaters. Stairs to the first floor.

Kitchen

Double glazed window to the front aspect. Wall mounted electric storage heater. Range of wall and floor cupboards with roll edge laminate work top over. Space and plumbing for freestanding washing machine. Freestanding electric cooker with gas hob. Freestanding fridge/freezer. Extractor fan. Tiled splash areas. Stainless steel single bowl sink with drainer to side and two chrome taps over. Ceramic floor tiles.

First Floor

Landing

Access to a loft storage space. Doors to all rooms.



Master Bedroom

Two double glazed windows to the front aspect. Storage cupboard/wardrobe. Wall mounted electric heater. Carpeted.

Bedroom Two

Wall mounted electric heater. Double glazed window to the rear aspect. Carpeted.

Bathroom

Wood effect laminate flooring. Tiled splash areas. Double glazed window to the rear aspect with obscure glass. Low level WC. Wash hand basin with chrome mixer taps. Bath with chrome mixer taps and shower over. Wall mounted heater. Towel rail. Wall mounted mirrored cupboard. Airing cupboard housing the hot water tank.

Outside

Front Garden

Allocated parking for one vehicle. Small garden with brick tiled paving slabs with a grass area leading to the front door.

Rear Garden

Small patio area. Mainly laid to lawn with various flowers and shrubs. Shed. Gated rear access. Security light.

Agents Note

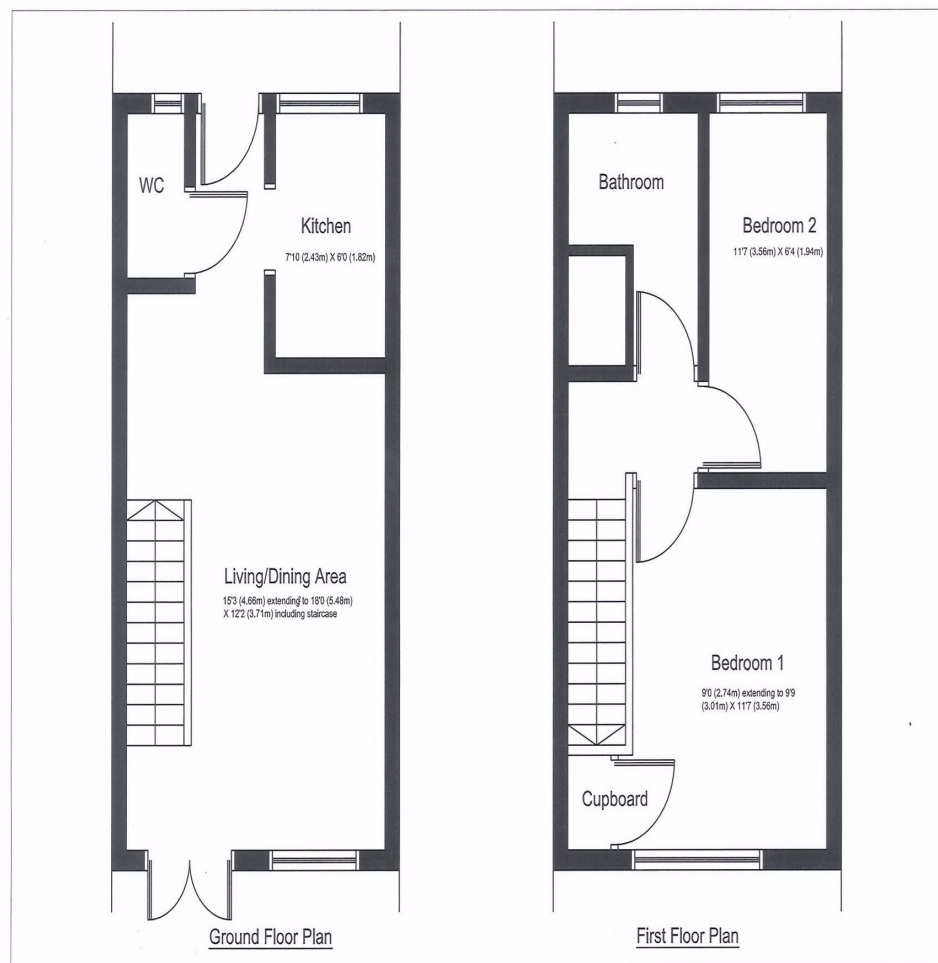
All white good will be provided within the kitchen.

Agency referencing fees are £210 incl VAT for the first applicant and a further £102 incl VAT for every subsequent person over the age of 18 who will reside in the property is payable on return of applications. Further fees may be charged if a Guarantor is required.

Deposit of 1.5 month's rent is due on the move in date along with the first month's rent.

Check Out fee of £96 incl VAT will be deducted from the deposit at the end of the Tenancy.





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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