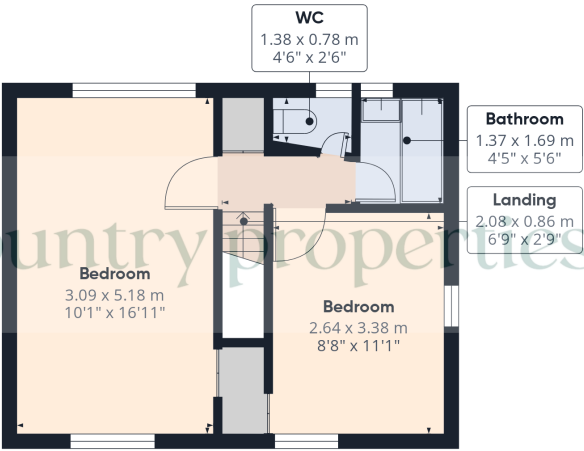


Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
65 m<sup>2</sup>  
699 ft<sup>2</sup>

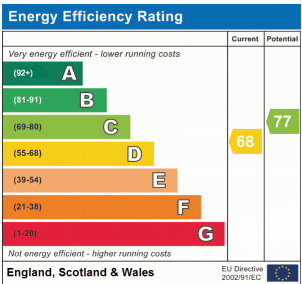
Reduced headroom  
0.1 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

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



This charming 2-bedroom home offers a fantastic opportunity for buyers looking to add their personal touch. The property also benefits from a substantial private rear garden as well as off road parking and is a convenient location close to schools.

- CHAIN FREE!!!
- END OF TERRACE
- OFF ROAD PARKING FOR 1 CAR
- 2 BEDROOM
- SUBSTANTIAL PRIVATE REAR GARDEN
- POTENTIAL TO EXTEND (STPP)

Ground Floor

Entrance Hall

A carpeted entrance hall with doors leading to all ground-floor rooms. Radiator and thermostat.

Living Room

Carpeted lounge with double-glazed UPVC windows to front and rear with radiators mounted beneath. TV aerial point. Decorative fireplace.

Kitchen/Dining

A variety of floor and wall mounted storage cupboards with space for a washing machine and an under-cupboard fridge. ZANUSSI oven and gas hob with ZANUSSI extractor fan over. Marble effect roll edge worktops. Stainless steel sink basin with chrome mixer tap. Double-glazed UPVC window to the side.

Dining Area

Carpeted, radiator, TV point, double-glazed French doors to rear garden. Under-stairs cupboard housing a telephone point.

First Floor

Landing

A carpeted landing with doors leading to all first-floor rooms. Storage cupboard housing Worcester boiler. Access to the loft hatch.



Bedroom One

Door from landing leads to a large carpeted master bedroom with double-glazed UPVC windows to front and rear. Large built-in wardrobes and storage cupboard above stairs.

Bedroom Two

Door from landing leads to a carpeted double bedroom with built-in wardrobes, dual aspect double-glazed UPVC windows to front and side. Storage cupboard above stairs. Radiator.

W/C

Low-level WC. Floor-to-ceiling tiles with carpeted flooring and a radiator. Wall mounted. Double-glazed UPVC obscure window to rear.

Bathroom

Two-piece Bathroom suite comprising sink basin with chrome hot and cold tap, and bathtub with stainless steel hot and cold tap with plumbed-in shower over. Carpeted flooring, floor-to-ceiling tiled. Radiator. Double-glazed UPVC obscure window to the rear.

External

Front Garden

Path leading up to front door and continues around for side access. Off road parking for one car and potential to add a second if you take out the bushes and shrubs.

Rear Garden

French doors from the dining room lead to a paved area. Leading to a mainly laid-to-lawn garden with a selection of shrubs and hedges, with a paved path through to garden sheds. Gated side access.

