



82 Ludwick Way

WELWYN GARDEN CITY,  
Hertfordshire, AL7 3QE  
£1,450 pcm

country  
properties



A recently refurbished 2 bed terraced home close to town, this 2 bed terraced home has recently had a brand new kitchen and bathroom and has been redecorated and carpeted throughout offering an opportunity live in a home that needs nothing at all doing to it.

- 2 good sized bedrooms
- Refitted kitchen
- Refitted bathroom
- newley decorated throughout & brand new carpets
- Gas central heating
- Close to shops and amenities
- Available now

## Ground Floor

### Entrance hall

A welcoming and well-presented entrance hallway finished with neutral décor and plush grey carpeting. The space features a staircase with white balustrade, radiator heating, and provides access through to the main living accommodation, there is a cupboard housing the gas boiler and providing extra storage.

### Kitchen breakfast room

A bright and modern fitted kitchen featuring sleek white cabinetry, contrasting dark worktops and tiled splashbacks. Well laid out to maximise space, it includes an integrated oven and hob, ample storage, and room for essential appliances. Finished with contemporary flooring and flooded with natural light, this kitchen is both practical and stylish, ideal for everyday living.

### Living room

finished in neutral décor with soft grey carpeting, providing a bright and versatile space for everyday living and entertaining. The room benefits from a large window allowing plenty of natural light, radiator heating, and features a useful under-stairs storage cupboard, offering a generous amount of additional storage.



## First floor

### Landing

A bright and spacious landing with neutral décor and plush grey carpeting. With a white balustrade, radiator heating, and doors to bedrooms and bathroom.

### Bedroom 1

finished in light, neutral décor with soft grey carpeting, creating a calm and comfortable space. The room benefits from a window allowing natural light, radiator heating, and offers flexibility for bedroom furniture, making it ideal as a main or guest bedroom.

### Bedroom 2

finished in neutral décor with soft grey carpeting, providing a bright and comfortable space. The room benefits from radiator heating and offers flexibility for bedroom furniture, making it suitable as a bedroom, guest room, or home office.

## Bathroom

finished to a high standard, comprising a panelled bath with shower and glass screen, low-level WC, and a contemporary wash hand basin with vanity unit. The room is fully tiled in neutral tones and further benefits from a heated towel rail and a window providing natural light and ventilation.

## Outside

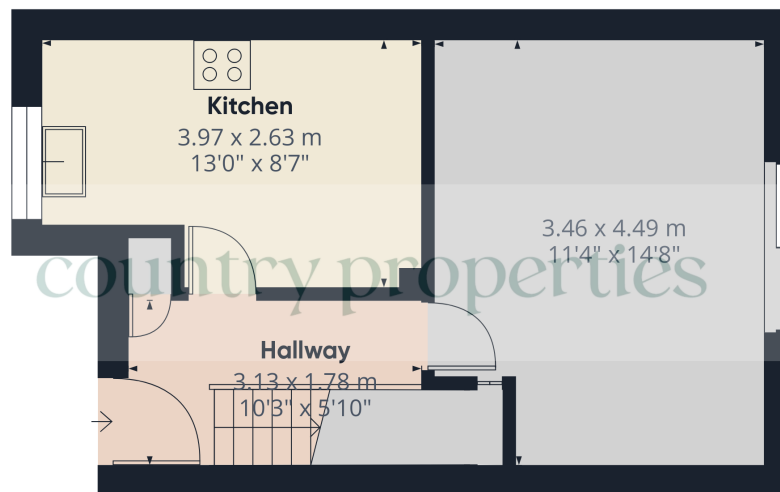
### Front Garden

laid mainly to lawn with a paved pathway leading to a covered entrance porch. The porch provides shelter on entry and opens into the main hallway, creating a practical and welcoming first impression.

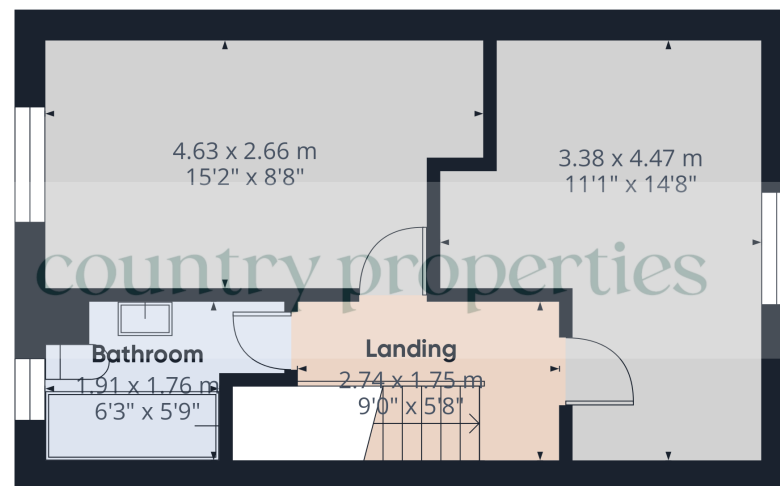
### Rear garden

Laid mainly to lawn with a paved patio area, ideal for outdoor seating and entertaining. The garden benefits from timber fencing, a gated rear access, and a useful storage shed, providing a practical and low maintenance outdoor space.





Ground Floor



Floor 1



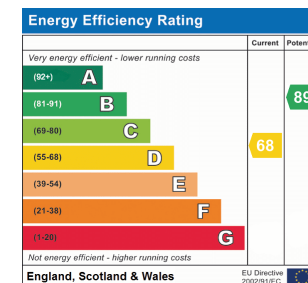
Approximate total area<sup>(1)</sup>

61.9 m<sup>2</sup>  
666 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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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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