



17, Little Ganett

Welwyn Garden City,
Hertfordshire, AL7 3DG
Guide Price £400,000

country
properties

Located in a popular area of Welwyn Garden City, this larger-than-average two bedroom terraced home features two double bedrooms, a bright bay-fronted living room, a generous rear garden and off-road parking for one car. Offering excellent potential to extend (subject to consent), it's an ideal purchase for first-time buyers or investors alike.

- 2 BED TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- LIVING ROOM WITH BAY WINDOW
- LARGE REAR GARDEN
- OFF ROAD PARKING FOR ONE CAR
- POTENTIAL FOR EXTENSION (SUBJECT TO CONSENT)
- LARGER THAN THE AVERAGE 2 BEDROOM HOME IN WELWYN GARDEN CITY
- GREAT SCENIC WALKS CLOSE BY

Ground Floor

Entrance Hall

Laminated flooring. Openings leading to living room and kitchen. Stairs with carpet runner leading up to first floor. Thermostatically controlled radiator. Under the stairs storage.

Living Room

Continuation of laminated flooring. TV aerial port and phone line. Double glazed uPVC bay window overlooking the front. Sunken ceiling downlighters. Thermostatically controlled radiator.

Kitchen

Continuation of laminated flooring. A large selection of floor and wall storage cupboards which white frontage. Integrated appliances including fridge freezer, dishwasher, oven, induction hob and extractor hood over. Space for under the counter washing machine. Double glazed uPVC windows overlooking the garden. Double glazed French doors leading into garden. Wall mounted combi boiler. Sunken ceiling downlighters.

First Floor

Landing

Doors leading to all rooms. Loft access. Door to storage cupboard with shelving. Laminated flooring.



Master Bedroom

Carpeted. 2x thermostatically controlled radiators. Double glazed uPVC windows overlooking the front. 2x built in wardrobes. Sunken ceiling downlighters.

Bedroom Two

Carpeted. Thermostatically controlled radiator. Double glazed uPVC windows overlooking the garden. Built in wardrobes.

Bathroom

Three piece bathroom suite comprising of low level WC with dual flush. Low level panel bath with chrome mixer taps and shower attachment. Thermostatically controlled waterfall shower above. Sink basin with chrome mixer tap. Wall mounted heated towel rail. Sunken ceiling downlighters. Fully tiled flooring and walls. Frosted glass double glazed uPVC windows overlooking the garden.

Outside

Front Garden

Lawned with hard stand parking for 1/2 vehicles. Shared covered access to the Rear Garden.

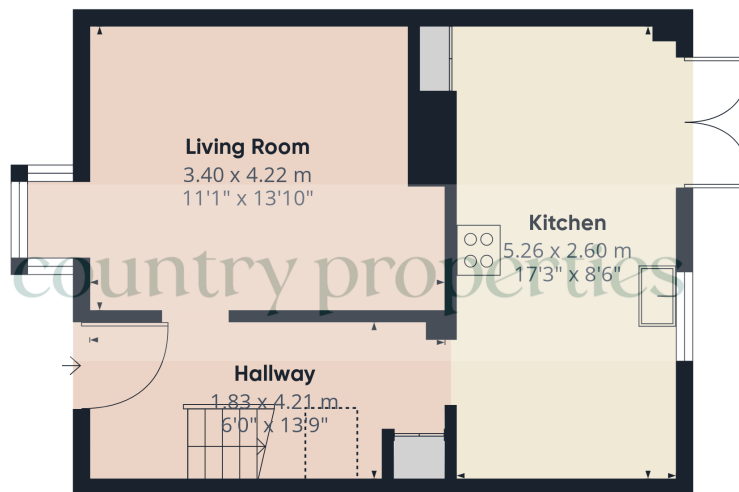
Rear Garden

Paved patio area leading to a neat lawned garden. Boarded either side with chippings and a selection of trees and shrubs. Small archway leading to rear of the garden. Stepping stones leading to a paved area with a pagoda, great entertaining space. Small pond. Side access and outdoors tap.

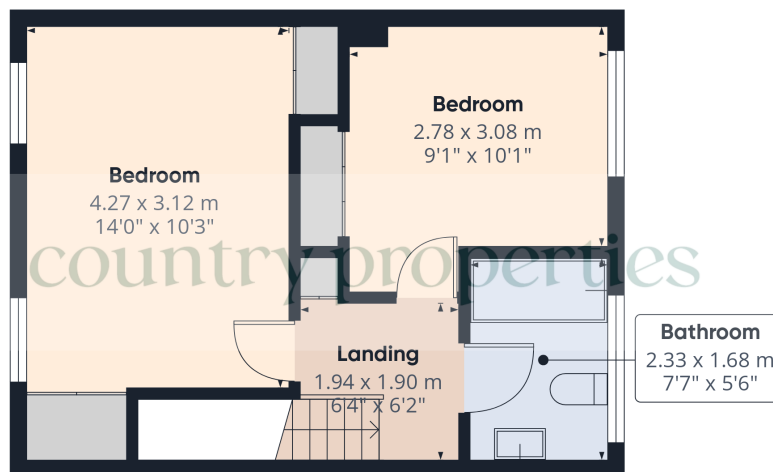
Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 per person for AML checks.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

68.3 m²
735 ft²

Reduced headroom

0.5 m²
6 ft²

(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.

GIRAFFE360

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

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwyn@country-properties.co.uk

www.country-properties.co.uk

country
properties