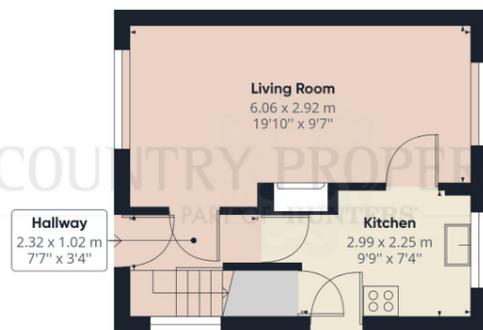


# 2, Vine Close

Offers in Excess of £375,000

Welwyn Garden City,  
Hertfordshire, AL8 7PS

country  
properties



Ground Floor



Floor 1

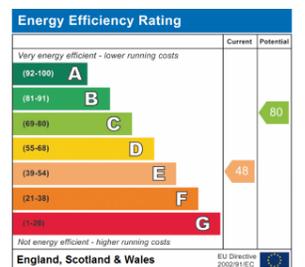
COUNTRY PROPERTIES  
PART OF HUNTERSTON

Approximate total area<sup>(1)</sup>  
60.60 m<sup>2</sup>  
652.33 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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: welwyngc@country-properties.co.uk

www.country-properties.co.uk

country  
properties

West side home with so much potential. This CHAIN FREE 2 double bedroom semi detached property with garage and parking is well located within a few hundred yards of the town and has great potential for extension, subject to planning.

- CHAIN FREE!!!
- SHORT WALK INTO TOWN CENTRE AND TRAIN STATION
- SOUGHT AFTER WESTSIDE LOCATION
- GARAGE AND OFF ROAD PARKING
- FITTED KITCHEN WITH BUILT IN APPLIANCES
- SPACIOUS LIVING/DININGROOM
- TWO DOUBLE BEDROOMS
- POTENTIAL TO EXTEND (STPP)

Ground floor

Entrance Hall

Doors to living room, kitchen, stairs to first floor, radiator, UPVC window to side, under stair storage cupboard

Utility Area

Covered side passage with door to front ideal for a clothes drying area, open to rear garden, two doors accessing two storage cupboards. side radiator.

Kitchen

Ceramic floor tiles, UPVC window to rear, UPVC door to side passage and under stair storage cupboard. Door to living room. Roll edge laminate work top with cupboards above and below with integrated oven, gas hob and extractor over. Space and plumbing for washing machine. Radiator.



Living room

Laminate flooring, UPVC double glazed windows to front and rear, ceiling coving, TV and telephone points, wall mounted gas fire, radiator.

First Floor

Landing

With doors to rooms, loft access.

Bedroom One

Two UPVC double glazed windows to front, radiator, built in cupboard, ceiling coving.

Bedroom Two

Laminate floor, UPVC double glazed window to rear, radiator, built in cupboard.

Bathroom

A three piece white suite comprising of a panelled bath with mixer tap and telephone style shower attachment, low level WC with dual flush, pedestal wash hand basin, radiator, UPVC double glazed window to rear.

Outside

Front Garden

Steps leading down with access to front door, secondary access to side passage, hedge surround, various flowers and shrubs to borders.

Garage

Single garage adjacent to the property with drive to the front.

Rear Garden

Mainly laid to lawn, timber fence and hedge surround, various flowers and shrubs to borders.

