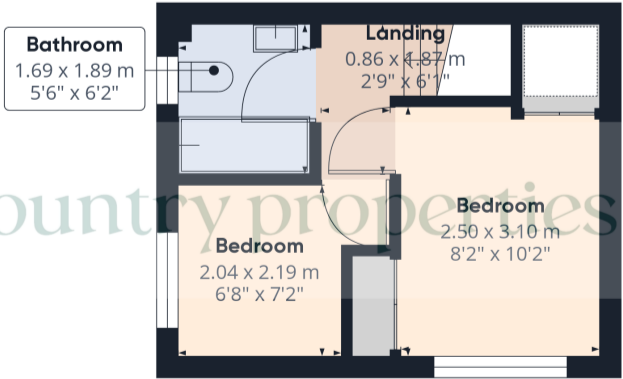


Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
39.5 m<sup>2</sup>  
425.13 ft<sup>2</sup>

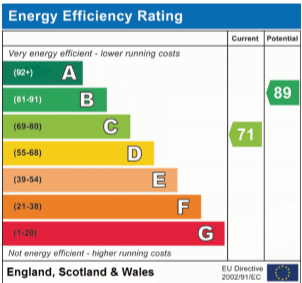
**Reduced headroom**  
0.65 m<sup>2</sup>  
6.99 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

A PERFECT STARTING PLACE... This 2 bedroom cluster home is well presented throughout and offers allocated parking and access to a garden, an ideal first time buy or even a buy to let property.

- 2 bed cluster home
- Refurbished kitchen
- Double glazed
- Gas central heating
- Allocated Parking
- Comunal Gardens

Ground Floor

Entrance Hall

Parklets, timber framed door leading through to entrance hall with grey wood effect laminate flooring. Door to living room. Double doors concealing covered Worcester Bosch gas boiler within. Radiator and cloaks hanging space.

Living Room

Continuation of the grey wood effect laminate flooring. Replacement UPVC double glazed leaded light windows to side. Radiator concealed within a decorative radiator cover. Door to kitchen. Stairs to first floor. Television and telephone points.

Kitchen

Ceramic floor tiling. Marble effect wrapped worktop with stainless steel single bowl sink unit and mixer tap over. White fronted cupboards with brushed steel handles above and below. Integrated pan draws. Integrated Stainless Steel Single electric oven with stainless steel four burner gas hob over and further space for tall fridge/freezer. Space for automatic washing machine. Ceramic wall tiling. Replacement UPVC double glazed leaded light window to front. Sunken ceiling downlighters.

First Floor

Landing

Spindled bannister leading to first floor with doors to rooms.



Bedroom One

Replacement UPVC double glazed leaded light window to side, radiator, built in wardrobe with mirror fronted sliding doors and shelf and hanging space within, further over stairs storage cupboard with shelving within.

Bedroom Two

Replacement UPVC Leaded light window to front. Radiator.

Bathroom

Replacement UPVC double glazed. leaded light window with obscured glass to front. Pedestal wash hand basin with mixer tap over. Low level dual flush WC. Panelled bath with thermostatically controlled rainfall shower and further handheld buddy shower over. Ceramic floor and wall tiling, sunken ceiling downlighters, Chrome effect heated towel rail. Loft access.

Outside

Parking

There is a carparking area with ample parking spaces for all owners and visitors to the properties

Comunal Garden

Shared by the block of 4 properties there is a communal garden that offers good space for children to play or just to sit out and enjoy the summer sun. The current owner tells us that the other owners don't currently use the garden.

Agents notes.

Council Tax band C Welwyn and Hatfield Council £1978pa

2 Bed cluster home of standard construction

Gas central heating

Mains gas, electric, sewage and water

There is broadband available to the property up to 1000mbps

A mobile signal is available on all networks but is best on EE

The property has allocated and visitors parking.

Flood risk is low.

This is not a coalfield or mining area.

There is planning for a new development on nearby fields.

