



# 70, Wellington Drive

Welwyn Garden City,  
Hertfordshire, AL7 2NB  
Guide Price £350,000

COUNTRY PROPERTIES  
PART OF HUNTERS



A GREAT PLACE TO START!! With this Fine Terrace Home in a Popular Panshanger Location. Living Room, Kitchen/Diner, Master Bedroom , Bedroom Two. Allocated Parking and Communal Parking. Close to Local Shops and Amenities.

- TWO BEDROOM PROPERTY
- CLOSE TO LOCAL SHOPS AND AMENITIES
- POPULAR PANSHANGER LOCATION
- ALLOCATED PARKING AND COMMUNAL PARKING
- LOUNGE
- KITCHEN/DINER
- FREEHOLD
- TERRACED

## Ground Floor

### Entrance Hall

Laminated flooring, spotlight, radiator, door leading into living room, UPVC front door with obscured glass.

### Living Room

Continuation of laminate flooring, carpeted stairs leading to first floor, radiator, double glazed UPVC windows overlooking the front, phone line, Virgin Media point, door leading into kitchen.

### Kitchen/Diner

Continuation of laminate flooring, radiator, double glaze UPVC window overlooking the garden, UPVC patio door leading to garden, wall mounted boiler. Selection of wall and floor storage cupboards, space for under the counter fridge and freezer, under the counter washing machine. Integrated Bosch cooker with integrated hob and extractor hood above, mosaic style splash back, 1 1/2 sink basin with Chrome mixer tap, Virgin Media access point.

### First Floor

### Landing

Carpeted, doors leading to master bedroom, bedroom two and bathroom. Door leading to Airing cupboard and loft access.



## Master Bedroom

Carpeted, radiator, double glazed UPVC windows overlooking the front, over the stair storage could be used as a built in wardrobe.

## Bedroom Two

Carpeted, radiator, double glazed UPVC windows overlooking the garden.

## Bathroom

Three piece bathroom suite comprising of low level WC with dual flush, pedestal sink basing with Chrome mixer tap, panel bath with Chrome mixer tap and shower attachment, tiled effect lino flooring, radiator, obscured double glazed UPVC windows overlooking the garden, spotlights, shaver point.

## Outside

### Front Garden

Mainly paved area leading up to the front door..

## Rear Garden

Paved slab area leading from the kitchen, with small dwarf wall leading to a mainly laid to lawn area. Shed at back, gate leading to allocated car parking space at the rear of property, outdoor tap.

## Agents Notes

Tenure: Freehold

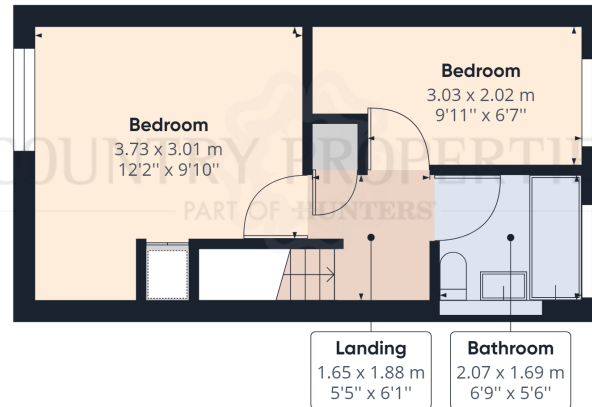
Council Tax Band: C £1885 P.A

EPC Rating: C





Ground Floor



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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

58.84 m<sup>2</sup>  
633.35 ft<sup>2</sup>

**Reduced headroom**

1.45 m<sup>2</sup>  
15.59 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.

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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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