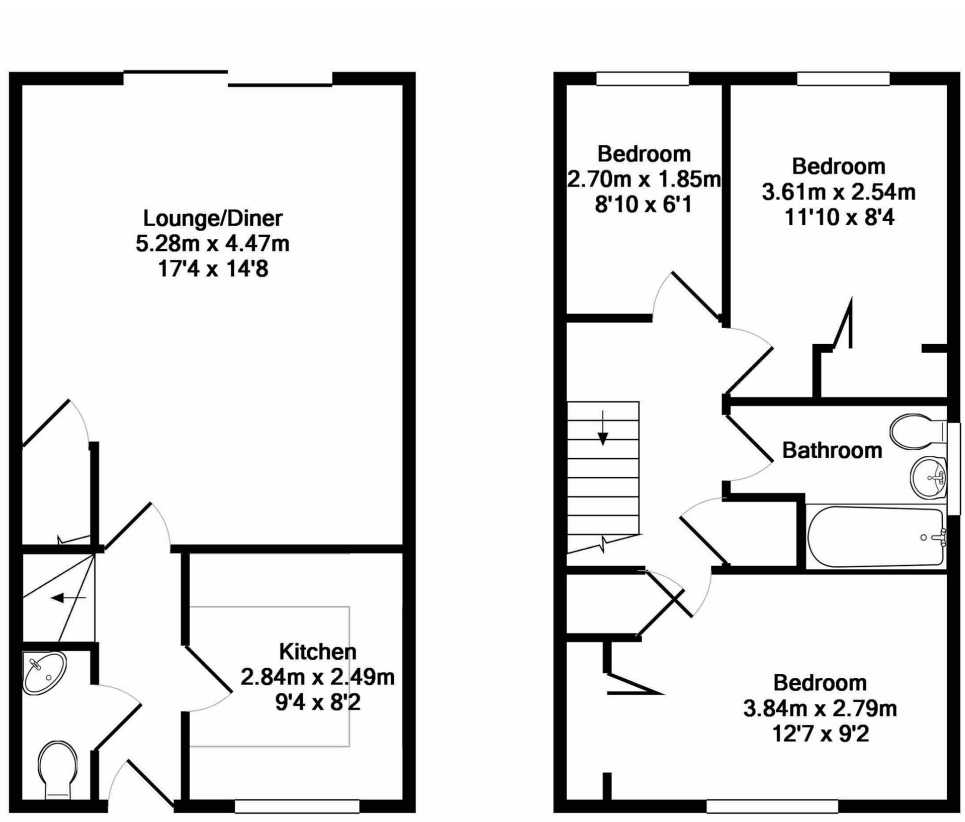
COUNTRY PROPERTIES
PART OF HUNTERS

11, Salmon Close

Welwyn Garden City,
Hertfordshire, AL7 1TR
£1,175 pcm



Ground floor 1st floor

Total Approx. Floor Area 72.6 Sq.M. (781 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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

Country Properties | 3, Bridge Road | AL8 6NH
T: 01707 339146 | **E:** welwyngc@country-properties.co.uk
www.country-properties.co.uk

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UNFURNISHED 3 BEDROOM END OF TERRACE HOME.
Available September 2018!

- Unfurnished End of Terrace
- 3 Bedrooms
- Close to Schools and Amenities
- 1 Parking Space
- Cloakroom

Ground Floor

Entrance Hall

Entrance via a UPVC replacement double glazed door leading through to the Entrance Hall. Laminate flooring. Stairs to the first floor with recently fitted carpet. Wall mounted radiator. Ceiling lighting. Doors to all room. Door to Cloakroom.

Cloakroom WC

Suite comprising of a low level push flush WC with enclosed cistern and a corner ceramic wash hand basin with chrome mixer tap over. Chrome ladder wall mounted towel rail/radiator. Fully ceramic tiled walls and floors. Ceiling lighting. Ceiling coving. Extractor fan.

Kitchen

Range of matching wall and floor cupboards with complimentary roll edge work surfaces over. One and a half bowl sink unit with drainer to side and mixer tap over. Four ring gas hob inset to work surface with electric oven/grill beneath and enclosed extractor hood over. Space and plumbing for washing machine. Tumble dryer and upright fridge freezer. Counter top power points and ceramic tiled splash backs. Wall mounted radiator. Ceiling lighting. Boiler enclosed with cabinet with timer controls. Replacement UPVC double glazed window to the front.

Lounge / Dining Room

Sliding patio doors opening out to the rear garden patio area. Continuation of the laminate wood flooring. Ceiling lighting. Ceiling coving. Wall mounted radiators. Door to under stairs storage cupboard with storage within.

First Floor

Landing

Access to loft via hatch. Ceiling lighting. Wall mounted radiator. Door to the airing cupboard housing the pre-clad hot water cylinder with slatted shelving over. Doors to all rooms.

Master Bedroom

Replacement UPVC double glazed window to the front. Wall mounted radiator. Ceiling lighting. Built in over stairs storage cupboard with shelving within. Fitted carpet.

Bedroom Two

Replacement UPVC double glazed window to the rear. Wall mounted radiator. Ceiling lighting. Built in wardrobes with full length hanging rail and shelving over. Fitted carpet.

Bedroom Three

Replacement UPVC double glazed window to the rear. Wall mounted radiator. Ceiling lighting.

Bathroom

Panelled bath unit with chrome mixer tap over and shower attachment above, glass and chrome splash screen, low level push flush WC and a wall mounted wash hand basin with chrome mixer tap. Chrome wall mounted ladder towel/radiator. Extractor fan. Ceiling lighting. Obscure glass replacement UPVC double glazed window to the side. Shaver point. Ceramic tiled floor and walls.

Outside

Rear Garden

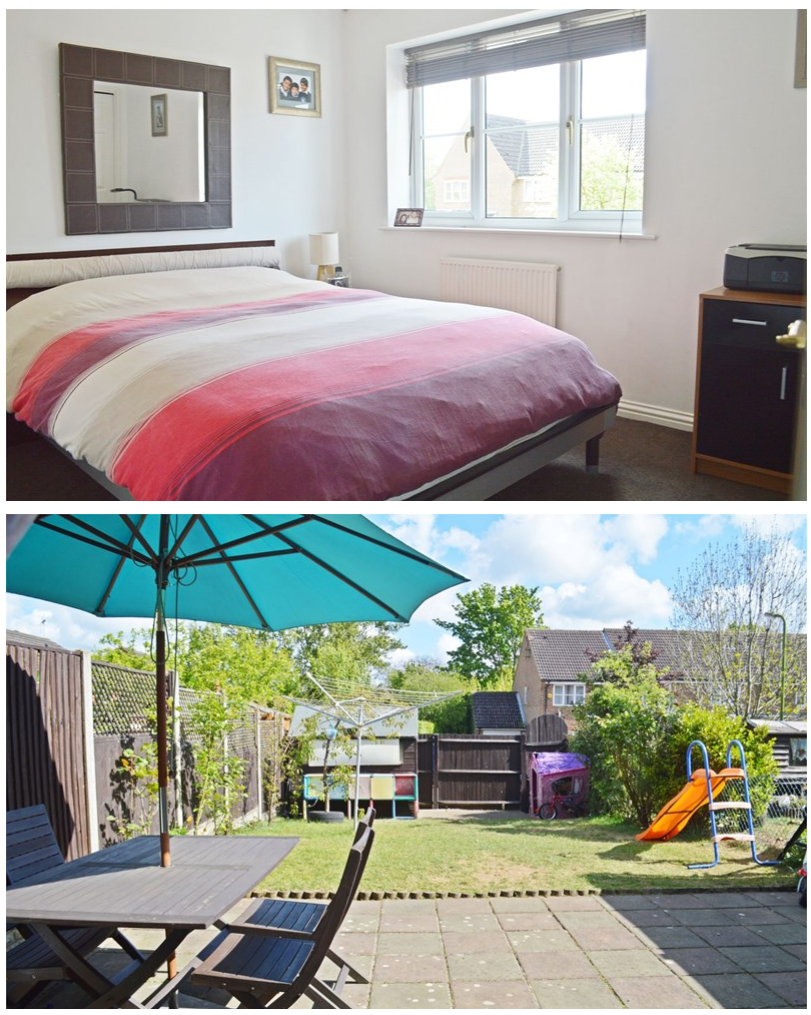
Well proportion being predominantly laid to lawn with patio area providing space for outside dining and entertainment. Fully fenced to all sides. Light flower and shrub plantings to borders. Gated side access through to the rear. Timber garden shed.

Front Garden

Small lawned portion with pressed concrete pathway to the entrance porch. Block paved parking for 1 vehicles with additional parking to the rear.

Agents note: these details have yet to be verified by the vendor and may be subject to amendment.

Agency reference fees £210 for first applicant and a further £102 for every subsequent person over the age of 18 who will reside in the property is payable on return of applications, further fees may be charged if a guarantor is required.

Deposit of 1.5 months rent is due on the move in date along with the first months rent.

Check out fee of £96 will be deducted from the deposit at the End of the Tenancy.