



2, Bassingburn Walk

Welwyn Garden City,
Hertfordshire, AL7 3QQ
Guide Price £350,000

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This chain-free two-bedroom terrace house offers a fantastic opportunity for buyers seeking convenience and ease. It features two spacious double bedrooms and comes with an en bloc garage for secure parking. Located close to the town center and train station, it provides excellent access to local amenities and transport links. Perfect for first-time buyers or investors, this home combines comfort with a prime location!

- CHAIN FREE!!
- 2 BEDROOM TERRACE
- GARAGE EN BLOC
- CLOSE TO TRAIN STATION
- QUIET CUL-DE-SAC LOCATION
- 2 DOUBLE BEDROOMS
- ON STREET PARKING
- LOW MAINTENANCE REAR GARDEN WITH DECKING AREA

GROUND FLOOR

Entrance Hall

Carpeted entrance hall with doors leading to all ground floor rooms. Radiator wall mounted, BT and telephone point. Fuse board and thermostat wall mounted. Storage cupboard housing Vaillant combi-boiler.

Kitchen

Door from entrance hall leads to a tiled floor kitchen with a variety of floor and wall mounted storage cupboards with white frontage. Roll edge wood effect work tops. Integrated Hoover washing machine, oven, NEFF hob and extractor fan over. Space for fridge freezer. Sink basin with chrome mixer tap over. Double glazed uPVC windows front. Radiator wall mounted.

Living / Dining Room

Door from entrance hall leads to a carpeted lounge diner with sliding uPVC door to rear garden. Radiator wall mounted, TV aerial point. Doors to under stairs cupboard.



FIRST FLOOR

Hallway

Carpeted stairs lead to a landing with doors leading to all first floor rooms. Access to loft hatch.

Bedroom 1

Door from landing leads to a master bedroom with built in wardrobes and double glazed uPVC window to rear. Radiator wall mounted

Bedroom 2

Door from landing leads to a laminate flooring double bedroom with built in wardrobes. Double glazed uPVC window to front. Radiator wall mounted

Bathroom

Door from landing leads to a tiled three-piece bathroom suite comprising of low level W/C with dual flush, sink basin with chrome mixer tap, L-shaped bath with chrome mixer tap and rainfall shower over. Double glazed uPVC obscure window to front. Heated towel rail wall mounted.

EXTERNAL

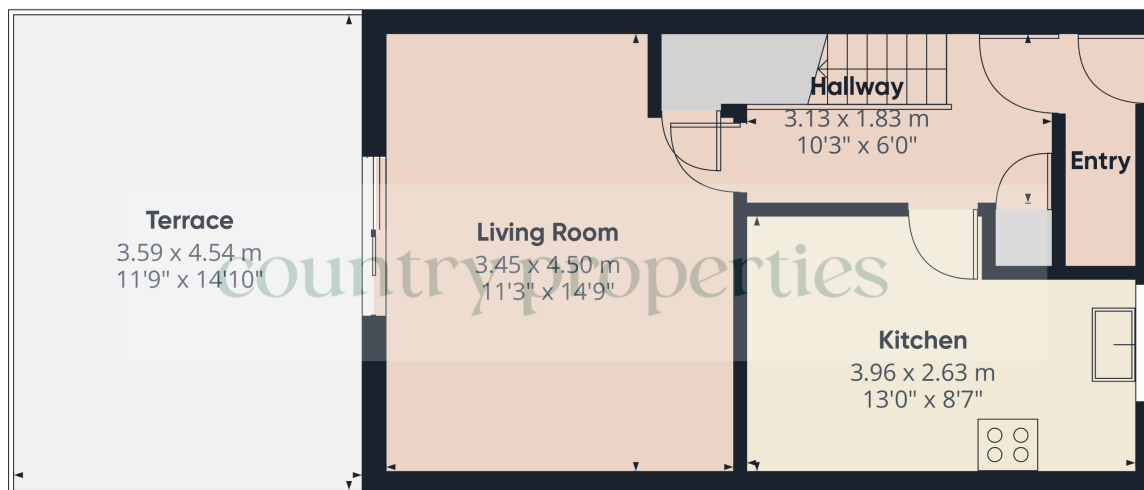
Rear Garden

Sliding door leads to a decked area further leading to an artificial grass with gravel surround.

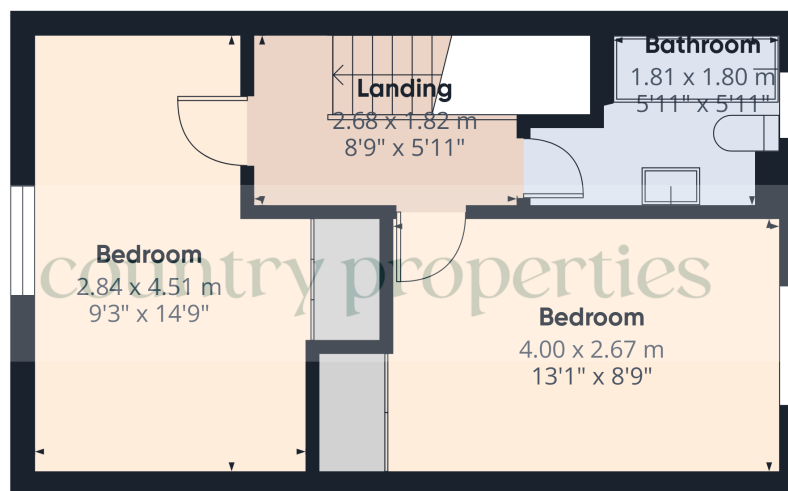
Front Garden

Graveled front garden with paved path leading to front door.
Garage-En-Bloc





Ground Floor



Floor 1



Approximate total area⁽¹⁾

64.7 m²
696 ft²

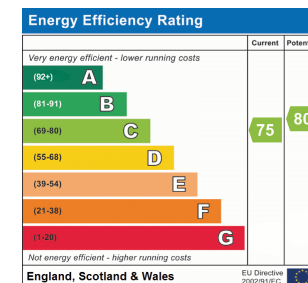
Balconies and terraces

16.2 m²
174 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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