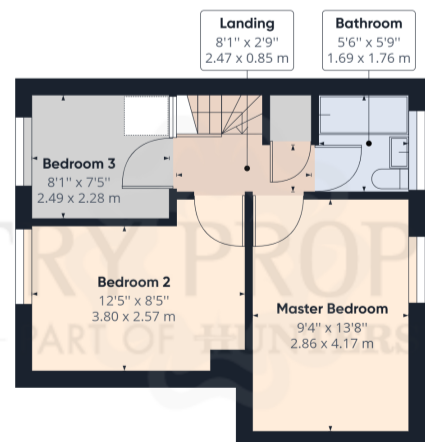


Ground Floor Building 1



Floor 1 Building 1

COUNTRY PROPERTIES  
PART OF HUNTERS

**Approximate total area<sup>(1)</sup>**  
716.89 ft<sup>2</sup>  
66.60 m<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: [welwngc@country-properties.co.uk](mailto:welwngc@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)



Mid-terrace house, three bedrooms with kitchen/diner and driveway for one vehicle, Close to shops and amenities.

Available 20th December.

- Mid-Terrace House
- Available Unfurnished
- Three Bedrooms
- Alarm System
- Parking
- Available 20th December

#### GROUND FLOOR

##### Entrance Hall

Entry via part glazed UPVC front door with obscure glass leading through to the entrance hall. Stairs to first floor. Fully carpeted. Telephone point. Door to living room.

##### Living Room

UPVC double glazed Georgian style window to the front aspect. Fully carpeted. TV and power points. Radiator. Door to under stairs storage cupboard housing fuse box within. Door to kitchen.

##### Kitchen

A fully fitted kitchen with a range of matching wall and base cupboards with a ? worktop over, inset with a stainless steel sink unit. Electric oven with four burner gas hob and extractor hood over. Under counter fridge. Washing machine. Laminate flooring. Gas central heating boiler. Door to lobby leading to door to rear garden.



#### FIRST FLOOR

##### Landing

Fully carpeted. Doors to all rooms.

##### Master Bedroom

Double glazed UPVC Georgian style window to the rear aspect. Fully carpeted. TV and power points. Radiator.

##### Second Bedroom

Double glazed UPVC Georgian style window to the front aspect. Fully carpeted. Power points. Radiator.

##### Third Bedroom

Double glazed UPVC Georgian style window to the front aspect. Fully carpeted. Power points. Radiator.

##### Family Bathroom

Suite comprising of panel bath with chrome taps and shower over. Low level WC with push flush. Wash hand basin with chrome taps. Laminate flooring. Radiator. Double glazed UPVC window with obscure glass to the rear aspect.

#### EXTERIOR

##### Front Garden

The property benefits from off road parking for one vehicle.

##### Rear Garden

Mainly laid to lawn with path leading to rear of plot. Gated side access.

