Yew Grove

Welwyn Garden City,
Hertfordshire, AL7 2HY
Fixed Price £800 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

ONE BEDROOM MAISONETTE WITH GARDEN ... Available now!!

- Available Now!!
- One Bedroom Maisonette
- Recently Redecorated Throughout
- New Carpets Throughout
- Double Glazed Throughout
- Gas Central Heating
- Garden

GROUND FLOOR

Entrance Hall

Entry via double glazed front door leading into the Entrance Hall. Stairs with hand rail and fully carpeted rising to First Floor Accommodation.

FIRST FLOOR

Dining Room

9' 9" x 8' 5" (2.97m x 2.57m) Fully carpeted. Radiator. Open plan to Living Room. Doors to Kitchen, Master Bedroom and Bathroom.

Living Room

13' 3" x 12' 4" (4.04m x 3.76m) Power points (x1 with USB). Fully carpeted. Electric wall mounted fire (new). Windows with vertical blinds fitted over looking the front aspect with two radiators below. Built-in storage cupboard. Smoke alarm.

Kitchen

Kitchen comprises of wall and floor cupboards with work surface over, inset with stainless steel single bowl sink unit with mixer tap over and drainer to side. Laminate wood flooring. Freestanding electric double cooker with four ring hob over. Freestanding washing machine. Freestanding fridge/freezer. Window with roller blind.

Hall

Door to storage cupboard housing boiler and freestanding condensing tumble dryer. Door to Master Bedroom and Bathroom.

Master Bedroom

Fully carpeted. Power point. Radiator. Built-in double wardrobe with sliding doors and hanging rails and shelving within. Window over looking the rear aspect.

Bathroom

7' 9" x 5' 6" (2.36m x 1.68m) Comprising of paneled bath with mixer tap, wall mounted power shower over and shower curtain. Low level WC. Wash hand basin with mixer tap over and storage cabinet beneath. Laminate wood flooring. Heated towel rail. Electric heater. Window with obscure glass.

EXTERIOR

Rear Garden

Patio area providing space for outside dining and entertainment. Lawn area. Shed. Gated access to side of property. External power point. Garden tap.

Agency Fees

Agency reference fees £0.00 for First Applicant and a further £0.00 for every subsequent person over the age of 18 who will reside in the property and is payable on return of applications, further fees of £0.00 may be charged if a Guarantor is required. A deposit of 5 week's rent is due on the move in date along with the first months rent. A check out fee of £0.00 (inc VAT) will be deducted from the deposit at the End of Tenancy.

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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