

FOR SALE



Three Bedroom Semi-Detached House
Ludwick Way, Welwyn Garden City, Herts

GUIDE PRICE £375,000


MARTIN & CO



Three Bedroom Semi-Detached House

Ludwick Way, Welwyn Garden City

3 Bedrooms, One Bathroom

- **CHAIN FREE!** Three Bedroom Semi-Detached Freehold Property
- Three good-size Bedrooms
- Located a few minutes' walk from local shops and amenities
- Large Front & Rear Gardens
- Walking distance to Town Centre & Train Station

SUMMARY

This **CHAIN FREE** three-bedroom semi-detached house is located in the popular and convenient location of Ludwick Way, Welwyn Garden City, and would be an ideal purchase for a **FIRST-TIME BUYER** or someone looking for a project, which is reflected in the selling price. Located nearby to a parade of shops, other amenities, and local schooling, the property comprises entrance hall, kitchen, lounge, downstairs wet-room and WC, three decent size bedrooms, together with a large front and rear garden. The **TOWN CENTRE** and **TRAIN STATION** are within walking distance of the property and feature an array of shops, restaurants, and gyms, and there are also regular events in the Town Centre. The Train Station offers regular services to London Kings Cross within 30 minutes



GROUND FLOOR

ENTRANCE HALL

UPVC front door, leading to entrance hall comprising carpet, radiator, smoke alarm, ceiling light.

Door leading to;

Cupboard housing utility meters.

DOWNSTAIRS BATHROOM

Wet room comprising vinyl floor, radiator, shower cubicle with electric shower, white pedestal sink with stainless steel taps, part-tiled walls, double-glazed obscured window to side aspect, ceiling light.

SEPARATE WC

Vinyl floor, low-level WC, double-glazed obscured window to side aspect, ceiling light.

DUAL ASPECT LOUNGE 17' 0" x 11' 2" (5.18m x 3.4m)

Carpet, double radiator, double-glazed window to front and rear aspect, gas fire, two feature alcoves, dado rail, ceiling light.

KITCHEN 10' 2" x 7' 9" (3.10m x 2.36m)

Carpet tiles, radiator, boiler, a range of wall and base units with laminate worktops, stainless steel sink and taps, part-tiled walls, double-glazed window to rear aspect, double-glazed PVC door leading to side access/rear garden.

STAIRS TO LANDING

Carpet, double-glazed window to side aspect, cupboard housing hot water tank, insulated loft, ceiling light.



FIRST FLOOR

BEDROOM ONE 11' 6" x 10' 2" (3.51m x 3.10m)

Carpet, radiator, storage cupboard with hanging rail, double-glazed window to rear aspect, dado rail, ceiling light.

BEDROOM TWO 11' 0" x 9' 11" (3.35m x 3.02m)

Carpet, radiator, double-glazed window to side aspect, storage cupboard, ceiling light.

BEDROOM THREE 11' 6" x 6' 5" (3.51m x 1.96m)

Carpet, radiator, double-glazed window to front aspect, ceiling light.

EXTERNAL SPACE

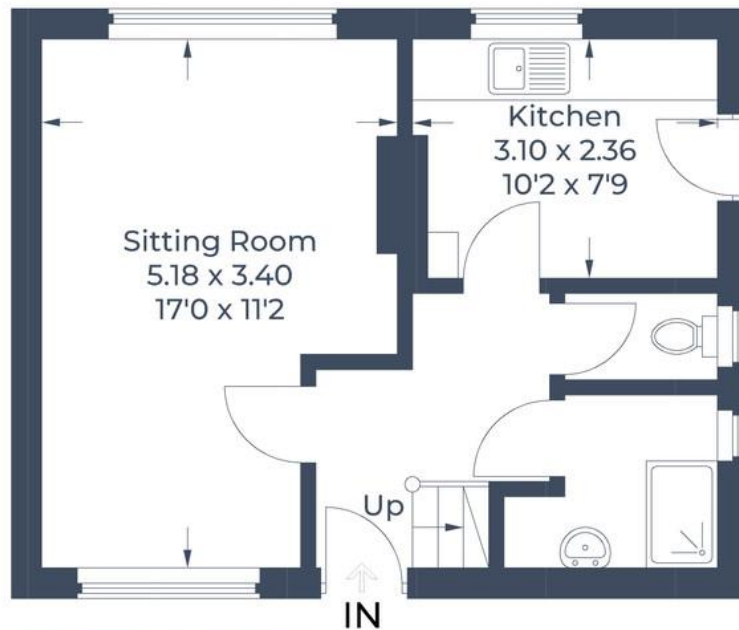
On-road parking; possible potential for driveway subject to planning permission. Front garden is laid to lawn with mature shrubs and flowers. To the rear, is a good-sized garden laid to lawn, with outside tap, and two brick-built sheds.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
 Ground Floor = 34.8 sq m / 374 sq ft
 First Floor = 34.7 sq m / 373 sq ft
 Total = 69.5 sq m / 747 sq ft



Ground Floor



First Floor

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 measurements are approximate, not to scale.
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