

FOR SALE



Three Bedroom Terraced House, Blythway, Welwyn Garden City

Offers In Excess Of £350,000





Blythway, Welwyn Garden City

Three Bedrooms, One Bathroom

Offers In Excess Of **£350,000**

- **CHAIN FREE!**
- Three Bedroom Terraced House
- Walking distance to local amenities and Haldens park, and green spaces.
- Close to primary & secondary schooling
- Large mature rear garden

SUMMARY

CHAIN FREE! Three-bedroom terraced house in Welwyn Garden City in need of some modernisation, with reception room, kitchen and bathroom, two double bedrooms, walking distance to Shire Park and green spaces, good local schools, and convenient transport links to central London and the surrounding areas.

HALLWAY

Laminate floor, radiator, ceiling light.

KITCHEN/DINER 26' 10" x 8' 3" (8.20m x 2.51m)

Vinyl floor, radiator, selection of wood wall and base units with laminate work surfaces. sink with mixer tap, space for white goods, patio doors leading to rear garden, coving, ceiling light.



LOUNGE 13' 9" x 11' 5" (4.20m x 3.50m) BATHROOM

Carpet, radiator, double-glazed window with fitted blind, fireplace, coving, ceiling lights. Vinyl floor, panel enclosed bath, including shower attachment, double-glazed window, part-tiled walls, ceiling light.

BEDROOM

Carpet, radiator, double-glazed window, built-in cupboard, double-glazed window with fitted blind, coving, ceiling light

WC

Vinyl floor, low-level flush WC, part-tiled walls, double-glazed window, ceiling light.

BEDROOM

Carpet, radiator, double-glazed window, ceiling light. Laid to lawn, patio, mature shrubs.

OUTSIDE SPACE

BEDROOM Carpet, radiator, double-glazed window, ceiling light.

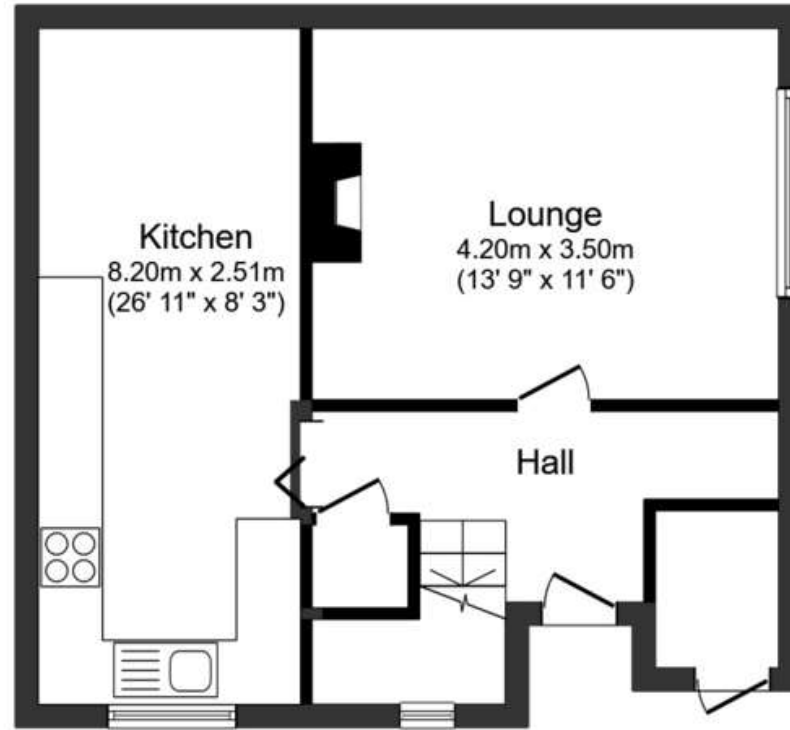




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

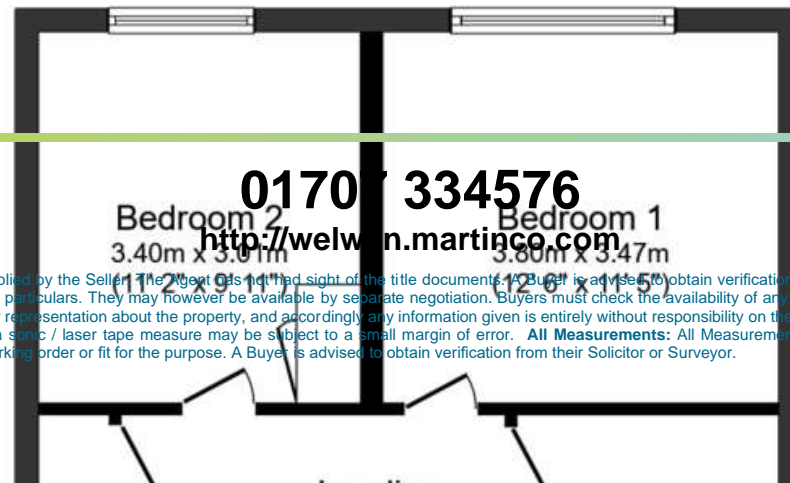


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Ground Floor

Floor area 41.8 sq.m. (450 sq.ft.) approx



Martin & Co Welwyn

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