



Connells

Wheatley Road
Welwyn Garden City



Property Description

This impressive two bedroom home boasts a fitted kitchen/diner, lounge, home office, modern bathroom, large garden, off street parking, double glazing, central heating and has two large double bedrooms. The property offers ample scope for further extending to the side and rear (STPP). Close to local shops and amenities.

Welwyn Garden City is located in Hertfordshire and was the second Garden City in England. The town offers a wide range of amenities and shops including John Lewis Department store, The Howard shopping centre and Waitrose. The Mainline Rail Station has direct routes to London Kings Cross (In less than 30 minutes) and the Town also has great access to the A1(M).

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable

consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Stairs to the first floor. Door to Living Room.

Living Room

9' 1" x 18' 3" (2.77m x 5.56m)

Window to the front. Electric fire and fireplace. Laminate flooring. Door to Kitchen/diner.

Kitchen/Diner

9' 1" x 18' 3" (2.77m x 5.56m)

Modern fitted kitchen with a range of wall and base units with work surfaces over. Space for cooker and washing machine. Stainless steel sink unit with mixer tap and drainer to the side. Gas boiler. Storage cupboard. Two windows to the rear. Door to Study/Office.

Study

7' 7" x 10' 10" (2.31m x 3.30m)

Door and window to the rear. Door to front. Radiator.

First Floor Accommodation

Landing

Airing cupboard. Window to side. Doors to

Master Bedroom

18' 10" x 9' 5" (5.74m x 2.87m)

Window to the front. Storage cupboard. Ceiling spotlights. Radiator

Bedroom 2

10' 8" x 12' 1" (3.25m x 3.68m)

Window to the rear. Radiator.

Bathroom

White suite comprising of a bath with shower over, WC and a wash hand basin inset to a vanity unit. Heated towel rail. Tiled walls. Window to the side.

Outside

Front Garden

Double gated access to a driveway providing parking. Laid to lawn.

Rear Garden

An East facing garden that is mainly laid to lawn with a raised patio area. Mature flower and shrub borders

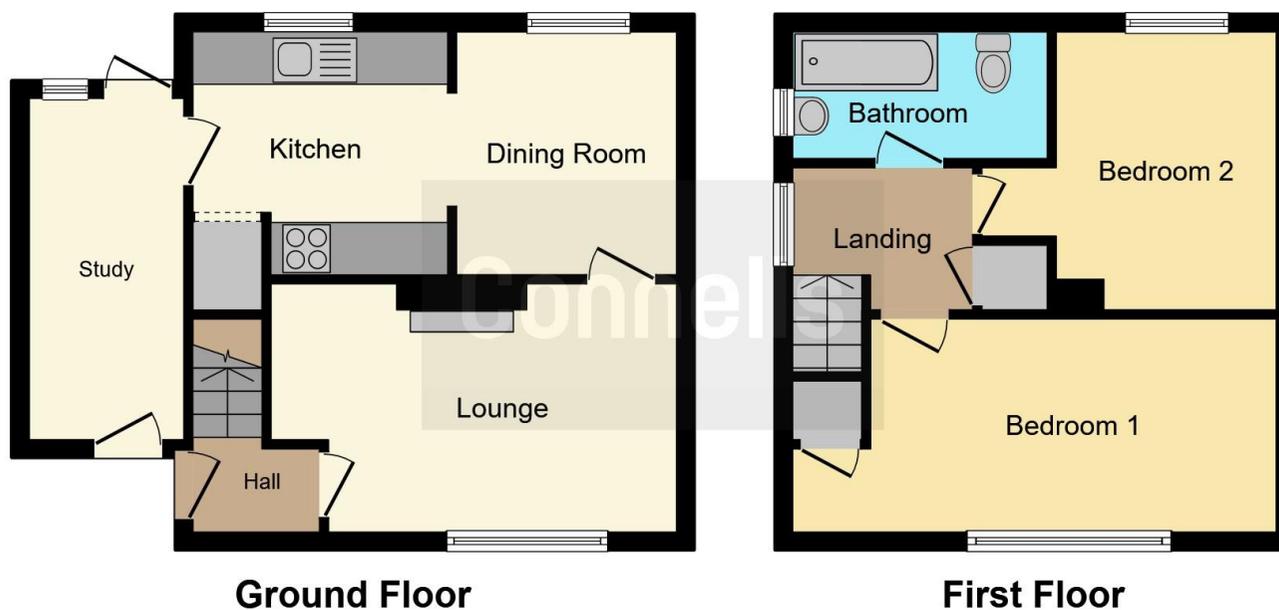
Agents Note

An area of land at the property is not included in the title. Please speak to the branch for further details.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307419



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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