



Thistle Grove, Welwyn Garden City AL7 4AL

welcome to

Thistle Grove, Welwyn Garden City

FOR SALE BY MODERN METHOD OF AUCTION. This CHAIN FREE three bedroom semi-detached home is ideally located close to Moneyhole Park, The Commons Nature Reserve and Hall Grove shops, and is within walking distance of Welwyn Garden City town centre with excellent road and rail links into London. The ground floor features a bright open-plan lounge and dining area with French doors leading into the rear garden, along with a kitchen that provides direct access to the side of the property. Upstairs are three well-sized bedrooms, a family bathroom and a separate W/C. The home offers both front and rear gardens and benefits from on-street parking. Well positioned in a popular residential area, this property represents a fantastic opportunity with no onward chain.



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.

Lounge/Diner

Double glazed window to front, sliding door to garden, carpet, radiator, fireplace.

Kitchen

Double glazed window to rear, storage room, serving hatch, pantry, radiator, sink/drainage.

Bedroom One

Double glazed window to front, carpet, radiator.

Bedroom Two

Double glazed window to rear, carpet, radiator.

Bedroom Three

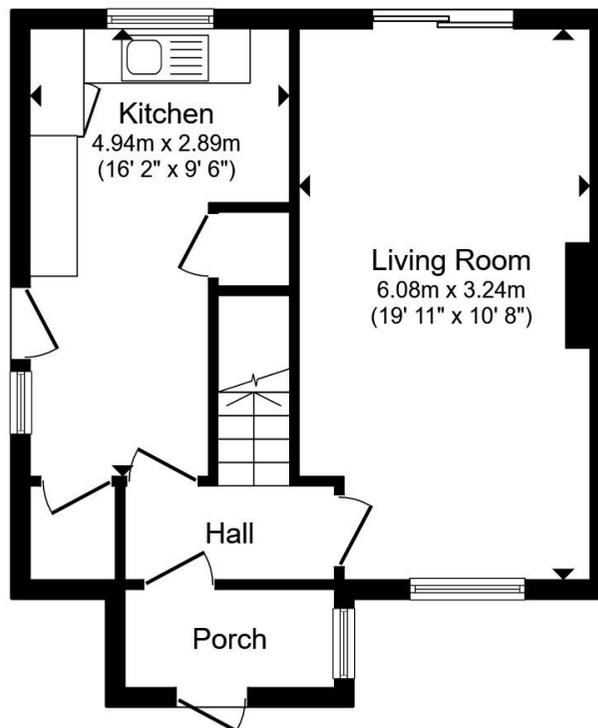
Double glazed window to front and rear, carpet, storage, radiator.

Bathroom

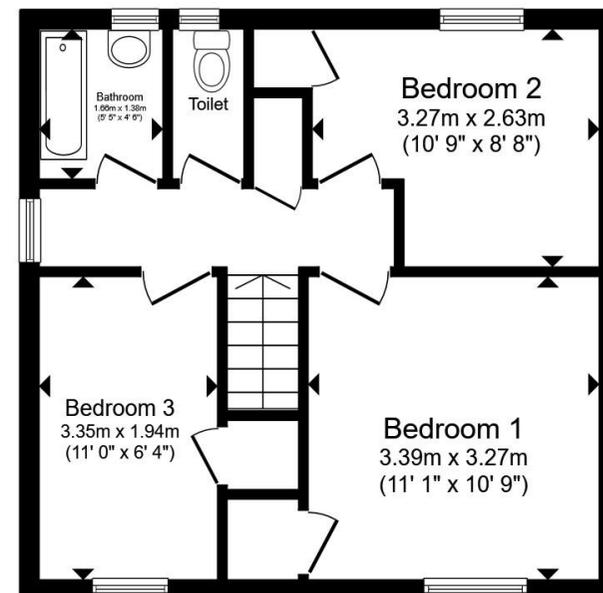
Double glazed window, bath, wash hand basin.

Separate W/C

Double glazed window to rear, W/C.



Ground Floor



First Floor

Total floor area 78.5 m² (845 sq.ft.) approx

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.propertybox.io



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Thistle Grove, Welwyn Garden City

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHAIN FREE
- Three Bedrooms

Tenure: Freehold EPC Rating: E
Council Tax Band: D



guide price

£325,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN109606 - 0003

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