



PUTTERILLS

est. 1992

88 Gresley Close  
West Side, Welwyn Garden City AL8 7QB  
**Guide price £290,000**

## CHAIN FREE TWO BEDROOM CLUSTER HOME IDEAL FOR FIRST TIME BUYERS, COMMUTERS AND INVESTORS WITHIN FIVE MINUTE WALK OF THE TOWN CENTRE AND MAINLINE STATION

This chain free cluster home ideal for first time buyers, commuters and investors is situated on a popular development in prime location on the West Side of Welwyn Garden City, within a five minute walk of town centre with mainline railway station and wide range of facilities. The accommodation has been well kept and comprises entrance lobby, living room, modern fitted kitchen with integrated appliances, a double bedroom, second single bedrooms and modern bathroom. There are communal gardens, allocated and visitor parking.

### THE AREA

Situated in a popular West Side location within a five minute walk of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. Primary and secondary schooling, Gosling Sports Park, local sports clubs and The Campus West for theatre, cinema and library are also within walking distance.

### FRONT DOOR OPEN TO:

#### ENTRANCE LOBBY

Access to:

**LIVING ROOM 13'10" x 12'4" (4.22m x 3.76m)**

Staircase to the first floor. Window to the front.

#### KITCHEN 12'3" x 5'6" (3.73m x 1.68m)

Range of modern wall and base units with worktops and upstands. Stainless steel sink and drainer. Electric oven and hob with stainless steel extractor over. Integrated fridge and washing machine. Window to the side.

### FIRST FLOOR

#### LANDING

Access to:

#### BEDROOM ONE 10'6" x 10'3" (3.20m x 3.12m)

Built in wardrobe. Airing cupboard. Window to the front.

#### BEDROOM TWO 8'11" x 5'10" (2.72m x 1.78m)

Loft hatch. Window to the front.

#### BATHROOM

Modern white suite comprising low level wc, pedestal wash hand basin and

enclosed panel bath. Tiled walls. Wood flooring. Window to the side.

### OUTSIDE

Communal grounds. Allocated and visitor parking.

### FURTHER INFORMATION

Council tax band: C

EER: D

The property is currently achieving a rental income of £895pcm. There is a yearly charge of £330 for communal management costs.

### VIEWING INFORMATION

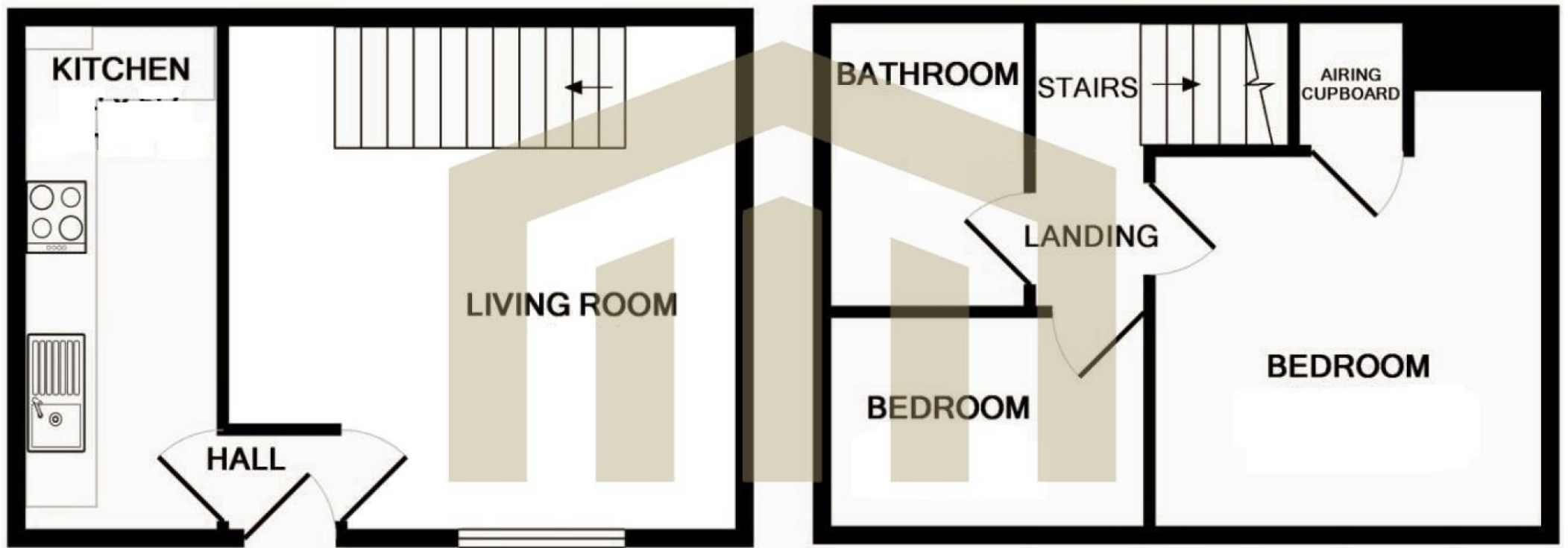
ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

### MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.







GROUND FLOOR  
 APPROX. FLOOR  
 AREA 274 SQ.FT.  
 (25.4 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 267 SQ.FT.  
 (24.8 SQ.M.)

—TOTAL APPROX. FLOOR AREA 541 SQ.FT. (50.2 SQ.M.)—

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.



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