



2 Digsowell Court Digsowell Rise, Welwyn Garden City, Hertfordshire, AL8 7PR

Price Guide £300,000

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Handside House, Handside Lane,  
Welwyn Garden City, Herts AL8 6TA

## 2 Digsowell Court Digsowell Rise, Welwyn Garden City, Hertfordshire, AL8 7PR

Welcome to this charming first floor maisonette located in the sought-after area of Digsowell Rise, Welwyn Garden City. This delightful property boasts a cosy reception room, two lovely bedrooms, and a well-appointed bathroom, offering comfortable living spaces perfect for individuals or small families. One of the highlights of this home is its proximity to the town centre, making it easy to access a variety of amenities, shops, and restaurants just a stone's throw away. Additionally, the shared garden offers a tranquil retreat where you can relax and unwind amidst nature without leaving the comfort of your home. For those in need of extra storage or parking, the garage provides a secure space for your belongings or an additional vehicle. Don't miss out on the opportunity to make this charming maisonette your new home. Contact us today to arrange a viewing and experience the best of Welwyn Garden City living at Digsowell Rise.

**Reception room 14'5 x 13'9 (4.39m x 4.19m)**

**Eat-in kitchen 12'11 x 8'11 (3.94m x 2.72m)**

**Bedroom 1 12'11 x 10'11 (3.94m x 3.33m)**

**Bedroom 2 10'1 x 8'1 (3.07m x 2.46m)**

**Bathroom 9' x 5'9 (2.74m x 1.75m)**

### Information

Council Tax Band D £1,987.17 Apr 22/Mar 23

Share of freehold: 999 years from 1959. 936 years remaining.

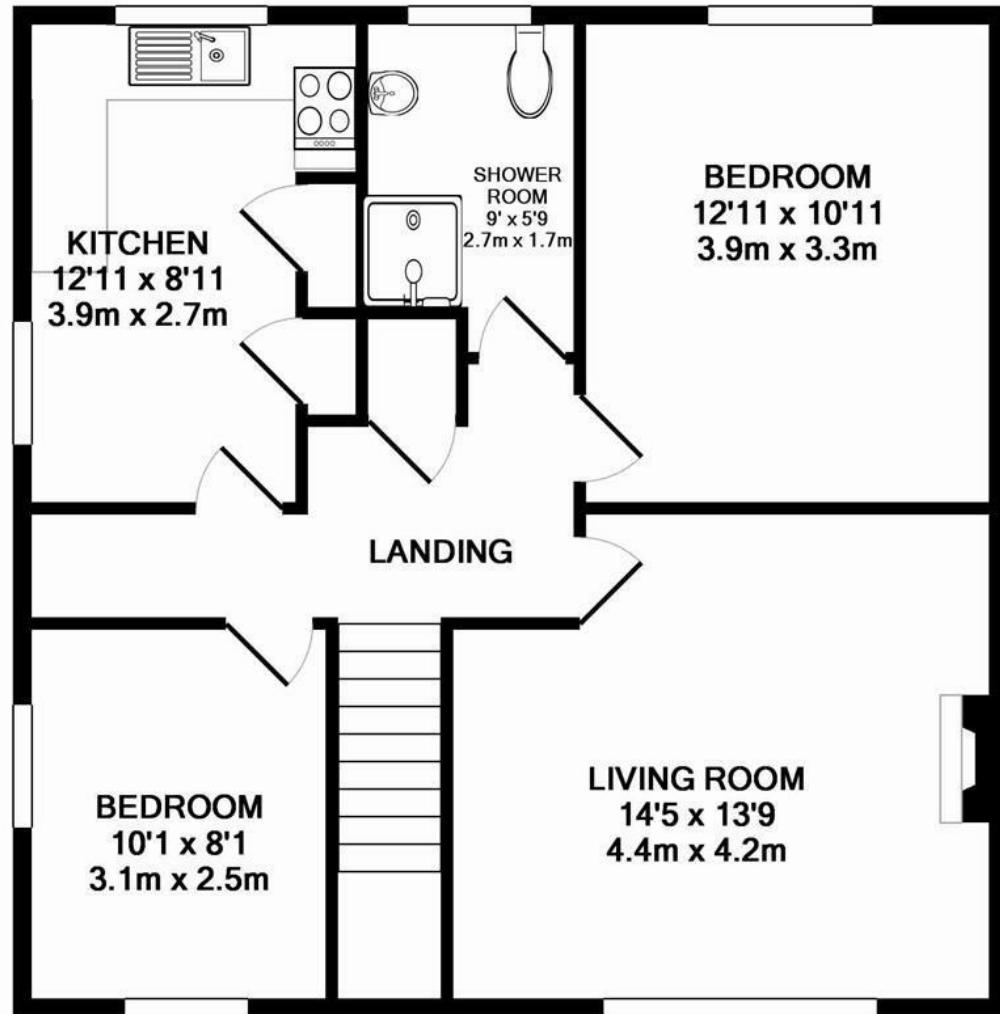
£62/month covering gardening, buildings insurance etc



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VAT No. 745 8368 91

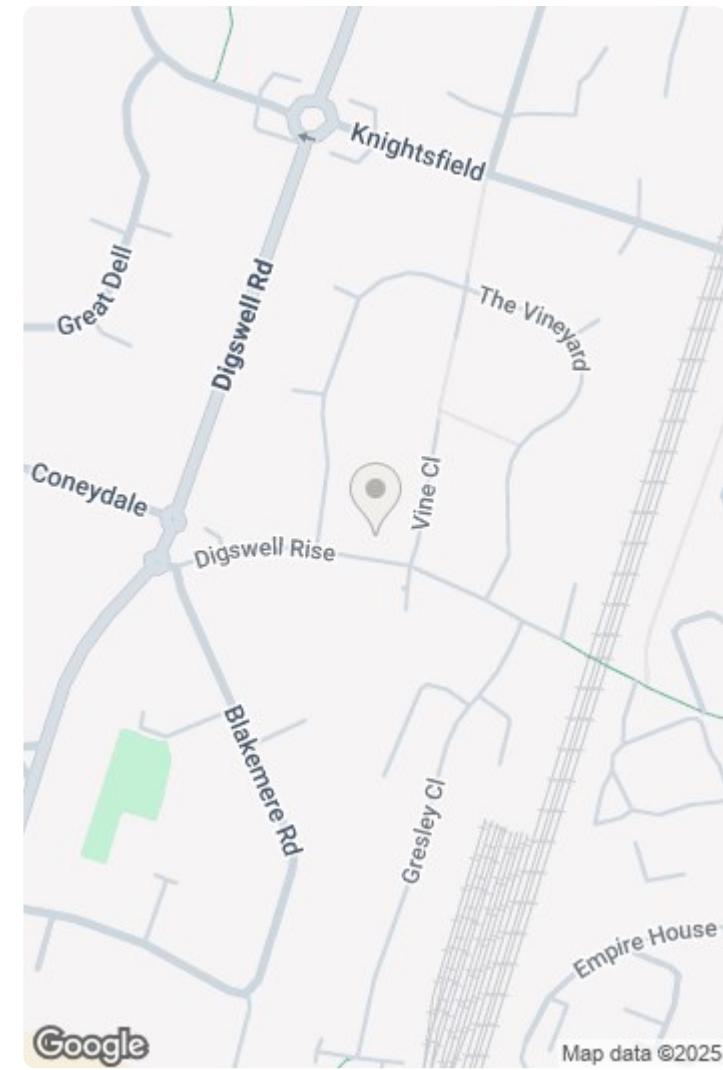




TOTAL APPROX. FLOOR AREA 665 SQ.FT. (61.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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