



9 Two Acres, Welwyn Garden City, Hertfordshire, AL7 4NS

£370,000

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

9 Two Acres, Welwyn Garden City, Hertfordshire, AL7 4NS

Nestled in the charming area of Two Acres, Welwyn Garden City, this delightful terraced house presents an excellent opportunity for those seeking a home with potential. Boasting a reception room, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, while the bathroom is conveniently located to serve the household.

This home is in need of some updating, allowing you to personalise it to your taste and style. The addition of a conservatory enhances the living space, providing a bright and airy area to enjoy the garden views throughout the seasons. The outdoor decking area is perfect for al fresco dining or simply unwinding in the fresh air.

Living room 17'5" x 13'3" max (5.33m x 4.04m max)

Kitchen 9'10" x 11'1" (3m x 3.38m)

Conservatory

Cloakroom

Bedroom 1 10'11" x 10'7" (3.35m x 3.25m)

Bedroom 2 11'1" x 8'5" (3.38m x 2.57m)

Bedroom 3 10'0" x 6'9" (3.05m x 2.08m)

Bathroom

Garden

Outhouse

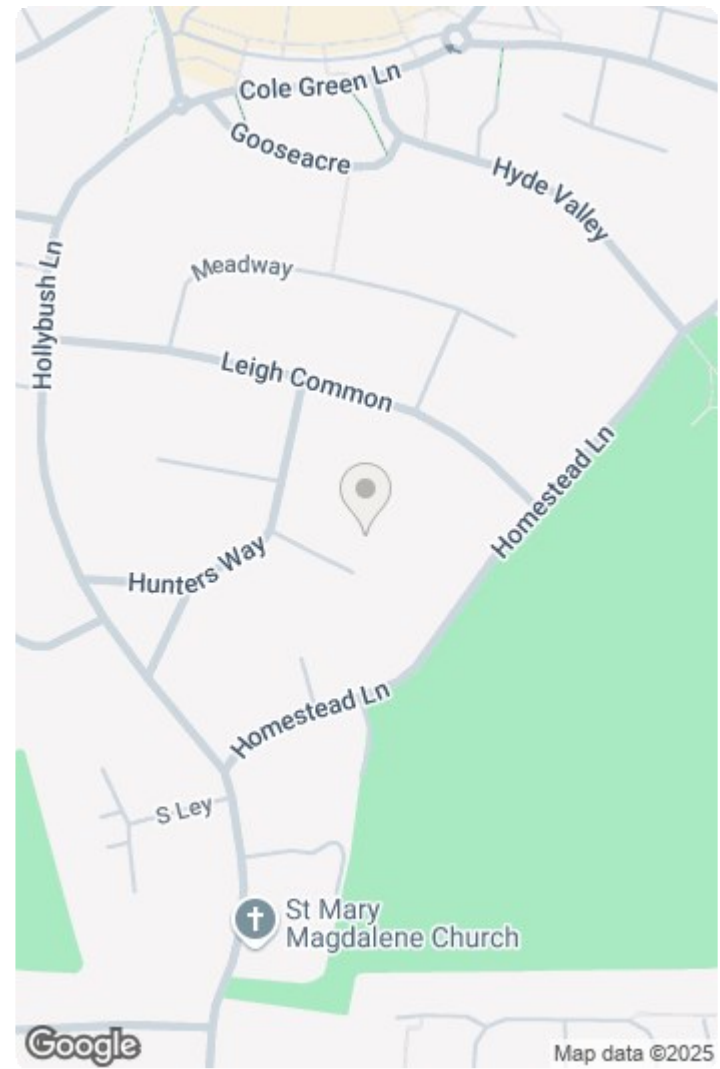
Decked terrace



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Company incorporated in England No. 4713968
VAT No. 745 8368 91





| 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 | | 58 | 68 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 52 | 63 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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