



Holwell Road, Welwyn Garden City, AL7

House - End Terrace | 3 Bedrooms

£380,000 Freehold

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Entrance Hall

Double glazed door to front. Stairs to first floor with under stairs storage, doors to lounge and kitchen.

Living Room

11'5" x 12'5"

Double glazed window to front. Radiator and feature fireplace.

Kitchen

7'10" x 8'3"

Fitted kitchen with a range of wall and base mounted cupboards, work surfaces over with inset single bowl single drainer sink unit with mixer tap and splash back tiling. Space for oven, fridge/freezer and plumbing for washing machine. Wall mounted boiler. Double glazed window to side and door to rear.

Dining Room

10'5" x 9'9"

Double glazed doors to rear and radiator.

Landing

Airing Cupboard, double glazed window to side and doors to:

Bedroom One

10'8" x 12'7"

Double glazed window to front and radiator.

Bedroom Two

11'5" x 12'5"

Double glazed window to rear and radiator.

Bedroom Three

7'11" x 8'11"

Double glazed window to front and radiator.

Bathroom

White bathroom suite comprising of a panel enclose bath, pedestal wash hand basin and low level WC.

Part tiled walls and double glazed frosted window to side.

Front Garden

Gravelled area and remainder laid to lawn.

Rear Garden

Decking area, lawn area and summer house with electric

Tenure

Freehold

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	

