

 2 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 Permit

 EPC Band C

Freehold

Council Tax Band:
C £2,037.07 (2025-2026)

Local Authority:
Welwyn Hatfield Borough Council



Charming 2-bed home in a quiet spot, with permit parking and no onward chain.

Description

Nestled in a quiet and sought-after location, this delightful two-bedroom home in Nursery Gardens is perfect for first-time buyers, downsizers, or investors. With permit parking and no onward chain, it promises a smooth purchase process. Upon entry, a light and airy hallway leads to the modern kitchen with ample worktop space. The spacious lounge/dining area at the rear opens onto the garden, ideal for relaxing or entertaining. Upstairs, two well-proportioned bedrooms and a family bathroom offer practical accommodation. Outside, enjoy a good-sized, low-maintenance garden perfect for outdoor living. Located in a peaceful residential area yet close to amenities, schools, and transport, this charming home combines convenience with tranquillity, ideal for modern living. Agents Note: parking restrictions apply from 8am - 5pm.

Location

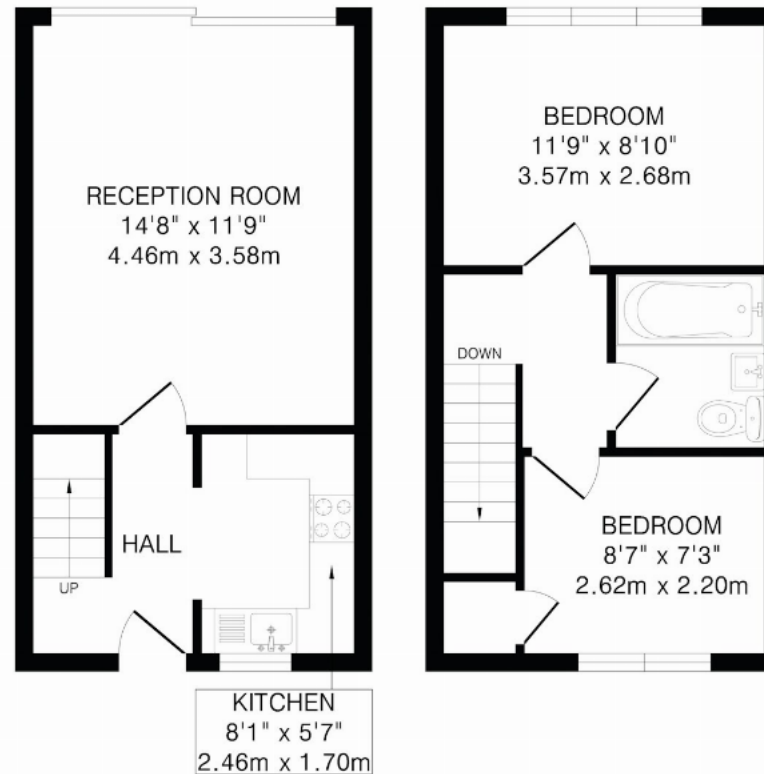
This property enjoys a peaceful residential setting while remaining conveniently close to local amenities. The location offers excellent access to Welwyn Garden City town centre, with its variety of shops, restaurants, and leisure facilities.

Assured move - This property is sold with the benefit of Assured Move from Ashtons. Assured Move has been designed specifically to speed up property transactions, reduce stress and create more certainty for both buyers and sellers. With Assured Move the timeframe from sale agreed to exchange of contracts can potentially be halved as the legal work is undertaken in advance of the sale. Upon acceptance of your offer, you will be requested to make a non-refundable payment of £395 plus VAT for the legal pack. The pre-approved legal pack issued to the buyer's solicitor includes: - Land Registry Title Document - Land Registry Title Plan - Pre-prepared Sale Contract - Property Information Form (TA6) - Fittings and Contents Form (TA10) - Personal Search - The pack also contains an exclusivity agreement granting the buyer a pre-agreed period of exclusivity to buy the property and preventing the seller from selling to anyone else. The payment does not form part of the purchase price, and a copy of the Reservation and Exclusivity Agreement is available upon request from Ashtons. You are advised to take legal advice before entering into the Agreement.









Ground Floor
270 sq.ft.(25.0 sq.m)approx.

First Floor
270 sq.ft.(25.0 sq.m)approx.

TOTAL FLOOR AREA: 540 sq.ft.(50.0 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.