

2 Bedroom(s), Detached Bungalow, To be Advised

Norman Drive, Hatfield.



- 3D Virtual Tour Available
- No Chain
- Open Plan Kitchen Diner
- Modern Shower Room
- Front and Rear Gardens

- Charming Detached Bungalow
- Spacious Lounge and Conservatory
- Two Double Bedrooms with Fitted Wardrobes
- Loft Room
- Detached Garage, Driveway and Car Port Allowing for Off Road Parking

**£265,000**  
**For Sale**

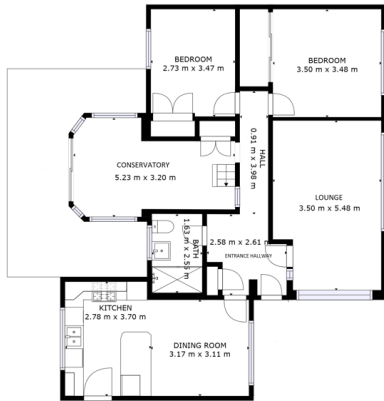
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...

## Ground Floor

### Floor Plan



FLOOR 1  
TOTAL: 103 m<sup>2</sup>  
FLOOR 1: 97 m<sup>2</sup>, FLOOR 2: 6 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 3 m<sup>2</sup>, PATIO: 22 m<sup>2</sup>, CRAWL SPACE: 15 m<sup>2</sup>



Lounge



Conservatory



### Open Plan Kitchen Diner





**Bedroom**



**Bedroom**



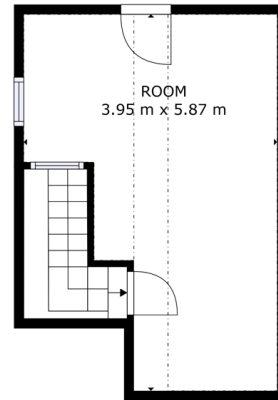
**Shower Room**



## First Floor



## Floor Plan



**TOTAL: 103 m<sup>2</sup>**  
 FLOOR 1: 97 m<sup>2</sup>, FLOOR 2: 6 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 3 m<sup>2</sup>, PATIO: 22 m<sup>2</sup>, CRAWL SPACE: 15 m<sup>2</sup>  
(SIZE AND CONVERSIONS ARE APPROXIMATE, ACTUAL MAY VARY)



## Loft Room



## External

## Front Aspect



## Rear Garden



- Space Heating System -
- Approximate Heating System Installation Date -
- Water Heating System -
- Approximate Water Heating Installation Date -
- Boiler Location -
- Approximate Electrical System Installation Date -
- Approximate Electrical System Test Date -
- Fires/Heaters -
- Permanent Loft Ladder -
- Loft Insulation -
- Loft Boarded out -

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Property Information

- Council Tax Band -
- Utilities - Mains Gas, Mains Electricity, Mains Water
- Water Meter -
- Average Annual Electricity Bills -
- Average Annual Gas Bills -
- Average Annual Water Bills -
- Tenure -
- Solar Panels -

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 