



WRIGHTS



3 Rickfield Close, Hatfield, Hertfordshire AL10 8RP

£300,000 - Freehold

### Property Summary

Wrights of Hatfield are delighted to offer for sale this TWO BEDROOM HOME SITUATED IN THE " BIRDS AND TREES AREA" AND IS OFFERED CHAIN FREE. The property offers great scope for someone willing to put their own stamp on it and could also be of benefit to any investors looking for the right rental property. Situated in a quiet cul de sac location the property offers something for everybody and we highly recommend an internal viewing at your earliest convenience.

Hatfield is a town with a real community feel and an array of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.

There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

### Features

- CHAIN FREE
- MID TERRACE PROPERTY
- TWO BEDROOMS
- DOUBLE GLAZING
- FITTED KITCHEN
- FITTED BATHROOM
- ELECTRIC HEATING
- CUL DE SAC LOCATION
- REAR GARDEN
- IDEAL FIRST TIME BUY OR INVESTMENT

## Room Descriptions

### GROUND FLOOR ACCOMMODATION

#### Front Entrance Porch

Pathway leading to porch via wooden single glazed entrance door.  
Cupboard housing Fuse board, door to:

#### Hallway

Stairs to first floor landing, door off to:

#### Kitchen

Front aspect double glazed window. Range of matching wall and base units with worktops over incorporating stainless steel sink unit with mixer taps, electric oven and hob with extractor over. Space for appliances, space and plumbing for automatic washing machine.

#### Lounge

Rear aspect double glazed window and door leading to rear garden. Wall mounted electric heater.

### FIRST FLOOR ACCOMMODATION

#### First floor landing

Via stairs from ground floor, access to loft space, doors leading off to:

#### Bedroom One

Rear aspect double glazed window. Wall mounted electric heater.

#### Bedroom Two

Front aspect double glazed window. Wall mounted electric heater.

#### Bathroom

Three piece bathroom suite comprising of a panel enclosed bath, low flush WC, pedestal wash hand basin, complementary tiling to splashbacks.

### EXTERIOR

#### Rear Garden

Lawned area with mature hedgerows to borders

#### Front Garden

Lawned area with path leading to property.



Illustration is for information purposes only, measurements are approximate, not to scale.

## ADDITIONAL INFORMATION

### Agents Notes

Council Tax Band C

EPC Rating 48



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC