



WRIGHTS

13 Badger Way, Hatfield, Hertfordshire AL10 8RY

Offers in Excess of £350,000 - Freehold

### Property Summary

Wrights of Hatfield are delighted to welcome to the market this CHAIN FREE THREE BEDROOM FAMILY HOME WITH CONSERVATORY. The property requires some updating and will make a perfect home for the right person. The ground floor accommodation consists of a kitchen, lounge and conservatory. The first floor offers three bedrooms and a shower room plus loft space. Externally the property benefits from a mature enclosed garden. We highly recommend an internal inspection to appreciate all this house has to offer.

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 FAMILY HOME
- THREE BEDROOM
- FITTED KITCHEN
- LOUNGE
- CONSERVATORY
- AIR CONDITIONING UNIT
- SHOWER ROOM
- GAS HEATING TO RADIATORS
- ENCLOSED REAR GARDEN



## Room Descriptions

# GROUND FLOOR ACCOMMODATION

### Lobby

Via double glazed entrance door with matching sidelight window. Stairs leading to first floor landing, Door ways off to:

### Lounge

13' 0" x 16' 7" (3.96m x 5.05m) Double glazed French doors to rear, Feature gas fire, fitted radiator, air conditioning unit. Sliding double glazed patio doors leading to:

### Conservatory

8' 0" x 9' 1" (2.44m x 2.77m) Double glazed sealed units, fitted radiator tiled flooring.

### Kitchen

8' 0" x 11' 4" (2.44m x 3.45m) Front aspect double glazed bay window. Matching wall and base units with rolled edge worksurfaces over incorporating one and a half bowl sink unit with mixer taps. Space for appliances, laminate wood flooring, complementary tiling to splashbacks, wood cladding to ceiling with downlighters. Double glazed door to:

### Side passage

2' 9" x 21' 0" (0.84m x 6.40m) Covered passageway with front and rear access.

# FIRST FLOOR ACCOMMODATION

### First floor landing

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

### Bedroom One

10' 0" x 12' 10" (3.05m x 3.91m) Front aspect double glazed window, fitted radiator, fitted wardrobes.

### Bedroom Two

9' 10" x 11' 0" (3.00m x 3.35m) Rear aspect double glazed window, fitted radiator.

### Bedroom Three

7' 2" x 10' 0" (2.18m x 3.05m) Rear aspect double glazed window.

### Shower Room

Front aspect double glazed opaque window, Shower cubicle with fully tiled walls, wash hand basin with vanity unit.

### Separate WC

Front aspect double glazed opaque window. Low level WC.

# EXTERNAL

### Rear Garden

Patio area, lawned area, decking tom rear of garden, perimeter fencing, brick built shed.

# AGENTS NOTES

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	