



3 Rickfield Close, Hatfield, Hertfordshire AL10 8RP

Guide Price £289,995 - Freehold

Property Summary

FREEHOLD CHAIN FREE*** TWO BEDROOM, TERRACED HOUSE situated in the "BIRDS AND TREES" area of Hatfield. The property has just undergone a refurbishment throughout and would suit a first time buyer looking for their first home however 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

3.60m x 4.30m (11' 10" x 14' 1") 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

2.70m x 3.60m (8' 10" x 11' 10") 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, newly fitted carpet, access to loft space, doors leading off to:

Bedroom One

2.70m x 3.60m (8' 10" x 11' 10") Rear aspect double glazed window. Wall mounted electric heater. Newly fitted carpet.

Bedroom Two

2.60m x 2.60m (8' 6" x 8' 6") Front aspect double glazed window. Wall mounted electric heater. Newly fitted carpet.

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, patio with mature hedgerows to borders

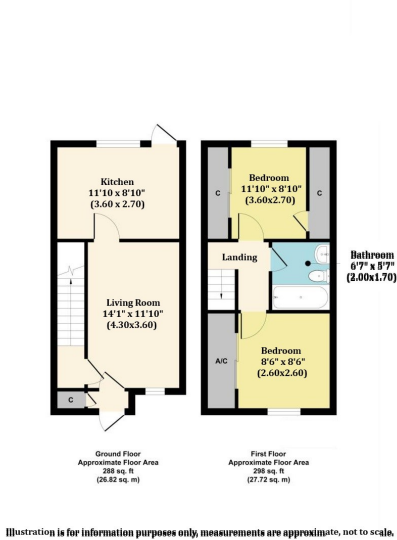
Front Garden

Lawned area with path leading to property.

ADDITIONAL INFORMATION

Agents Notes

Council Tax Band C
EPC Rating 48



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	48	94
(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, Scotland & Wales		EU Directive 2002/91/EC 