

FOR SALE

Guide Price £375,000 Freehold



# 14 Foxhollows, Hatfield. AL10 0HX

- CHAIN FREE
- MID TERRACE PROPERTY
- EXCELLENT FAMILY HOME
- THREE BEDROOM
- LARGE KITCHEN/DINER
- GROUND FLOOR W/C
- ROADSIDE PARKING TO REAR OF PROPERTY
- WALKING DISTANCE OF HATFIELD STATION
- CLOSE TO TOWN CENTRE
- CLOSE TO GOOD LOCAL SCHOOLS

WRIGHTS

**Wrights of Hatfield**  
9, Market Place, Hatfield, AL10 0LJ

01707 272727  
saleshatfield@wrightsof.com





## PROPERTY DESCRIPTION

Wrights are pleased to bring to market CHAIN FREE a Three Bedroom, Mid Terraced Family Home ideally located within walking distance of Hatfield Train Station and the Town Centre.

The property has a welcoming entrance hallway that provides access to all ground floor rooms and staircase to first floor accommodation. The lounge has a large front window providing good natural lighting. The kitchen/diner is a comfortable space and comprises a range of matching base and eye level units with ample work surface space, with ceramic hob and extractor hood over, electric oven, integrated appliances include a dishwasher and fridge/freezer unit. There is also a ground floor toilet.

The first floor comprises two very generous double bedrooms and a comfortable single. The family bathroom is a well-appointed three-piece suite comprising panel enclosed bath with shower over, vanity style hand wash basin and enclosed cistern w/c.

The property's garden is a good size with patio area adjacent to the property, the area is bordered by wooden fencing and a gate at the rear leading out to the road behind where road side parking is available.





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALLWAY

1.85m x 5.10m (6' 1" x 16' 9") (to max dimensions)

#### LIVING ROOM

3.54m x 3.91m (11' 7" x 12' 10")

#### KITCHEN/DINER

3.47m x 5.01m (11' 5" x 16' 5") (to max dimensions)

#### GROUND FLOOR W/C

0.90m x 1.70m (2' 11" x 5' 7")

### FIRST FLOOR

#### LANDING

1.85m x 2.70m (6' 1" x 8' 10")

#### BEDROOM ONE

3.53m x 3.82m (11' 7" x 12' 6") (to max dimensions)

#### BEDROOM TWO

3.18m x 3.48m (10' 5" x 11' 5")

#### BEDROOM THREE

2.58m x 2.71m (8' 6" x 8' 11")

#### BATHROOM

1.68m x 2.05m (5' 6" x 6' 9")

#### EXTERIOR

##### GARDEN

To front and rear of property

##### PARKING

Roadside parking to rear of property.

### ADDITIONAL INFORMATION

#### Property Details

Council Tax Band - C

Gas Safety Certificate - Valid until 31st July 2025

Electrical Safety Certificate (EICR) - Valid until 11th April 2029

Currently tenanted achieving £1,550 per calendar month

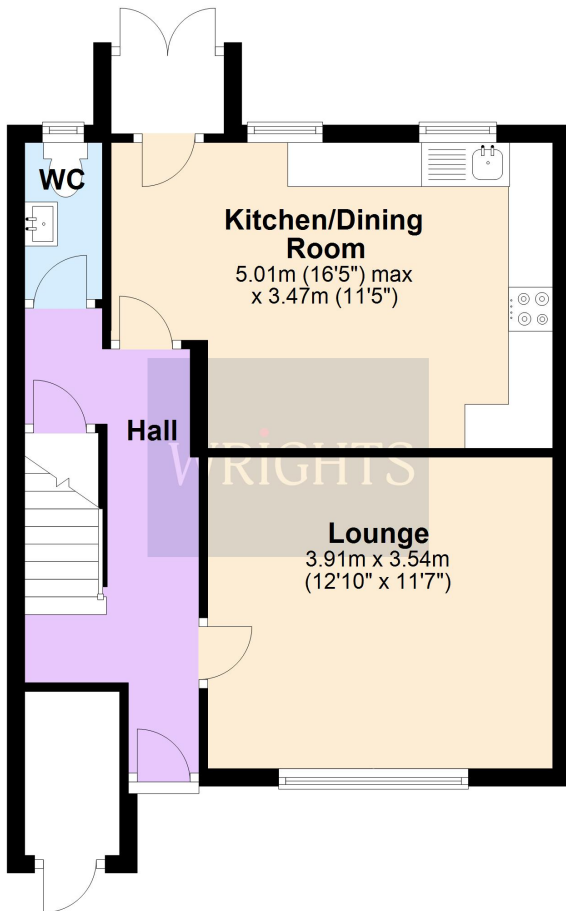
(all information has been provided to us and should be verified by your legal representative).





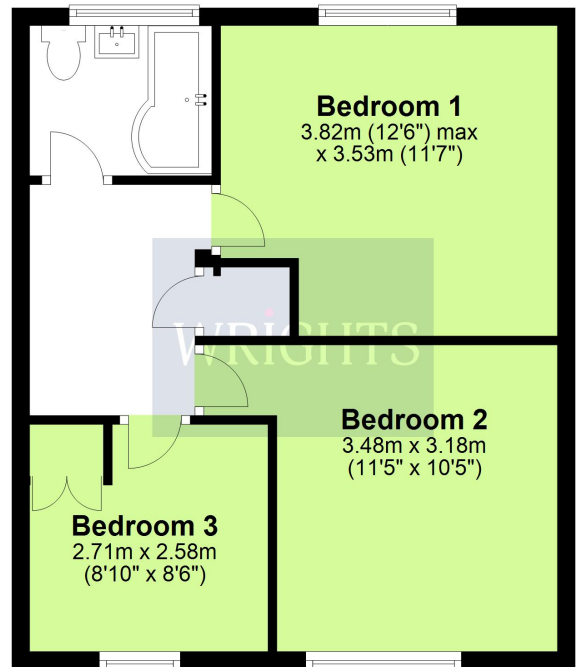
## Ground Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 87.5 sq. metres (941.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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