



184 Bishops Rise, Hatfield, Hertfordshire AL10 9QY

Guide Price £325,000 - Freehold

Property Summary

Offered to market CHAIN FREE Wrights are delighted to bring to market a well presented Three Bedroom, End of Terraced family home which is ideally located close to local amenities and several schools. The property comprises of a dual aspect living room, spacious fitted kitchen, three well proportioned bedrooms, bathroom and separate W/C.

The property has been thoughtfully decorated throughout and would provide the successful buyer a family home that they can move into with minimal fuss.

The ground floor offers spacious living with a dual aspect lounge with double glazed window to the front aspect and double glazed French Doors to the rear, the kitchen has matching base and wall units providing ample work surface space and storage, fitted items include an electric oven, gas hob, fridge and freezer while there is space and plumbing for a washing machine. To the first floor, there are three well proportioned bedrooms all benefitting from built in cupboard space. The fully tiled bathroom comprises of bath and hand wash basin while there is a separate W/C.

Externally, the property offers gardens to the front and rear, the rear garden is spacious and has a decked area adjacent to the property and is mainly laid to lawn.

Features

- CHAIN FREE
- END OF TERRACE PROPERTY
- THREE WELL PROPORTIONED BEDROOMS
- DUAL ASPECT LIVING ROOM
- FITTED KITCHEN
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- CLOSE TO GOOD SCHOOLING
- EXCELLENT LINKS VIA ROAD & RAIL
- VIEWING HIGHLY RECOMMENDED



Room Descriptions

GROUND FLOOR

ENTRANCE HALLWAY

1.07m x 1.59m (3' 6" x 5' 3") Accessed via a double glazed front door, laminate flooring, provides access to all ground floor accommodation and stairs to the first floor.

LIVING ROOM

3.33m x 5.57m (10' 11" x 18' 3") Dual aspect living space that can be configured in multiple layouts, laminate flooring, gas radiator, double glazed window to the front aspect and double glazed French Doors leading out to the garden.

KITCHEN

3.03m x 5.59m (9' 11" x 18' 4") Dual aspect space with matching base and wall units, fitted items include an electric oven, gas hob, fridge and freezer while there is space and plumbing for a washing machine. Tiled flooring, gas radiator, double glazed window to the front aspect and double glazed window and door to the rear.

FIRST FLOOR

LANDING

1.48m x 2.71m (4' 10" x 8' 11") Laminate flooring, gas radiator and doors leading to;

BEDROOM ONE

3.10m x 3.34m (10' 2" x 10' 11") Spacious double bedroom with built in cupboard, laminate flooring, gas radiator and double glazed window to the front aspect.

BEDROOM TWO

2.08m x 3.11m (6' 10" x 10' 2") Double bedroom with two built in cupboards, laminate flooring, gas radiator and double glazed window to the front aspect.

BEDROOM THREE

2.39m x 2.40m (7' 10" x 7' 10") Single bedroom benefitting from built in cupboard, laminate flooring, gas radiator and double glazed window to the rear aspect.

BATHROOM

1.16m x 1.84m (3' 10" x 6' 0") Tiled throughout comprises of bath and hand wash basin. Radiator and frosted double glazed window to the rear aspect.

SEPARATE W/C

0.90m x 1.50m (2' 11" x 4' 11") W/C with tiled flooring and frosted double glazed window to the rear aspect.

EXTERIOR

GARDEN

Decked area adjacent to the property and mainly laid to lawn.

PARKING

Roadside parking with resident permits.

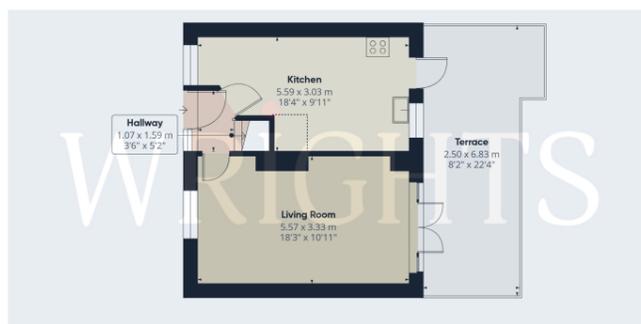
ADDITIONAL INFORMATION

Property Details

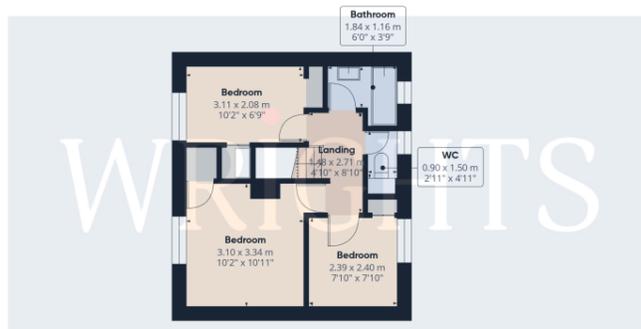
Council Tax Band - C

EPC Band - D

Please note all information has been provided to us and should be verified by your legal representative. We have not tested any apparatus, fixtures, fittings, or services. Interested parties may undertake their own investigation into the working order of these items.



Floor 0



Floor 1

WRIGHTS

Approximate total area*

67.8 m²

728 ft²

Balconies and terraces

18 m²

194 ft²

Reduced headroom

0.8 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5m/5ft

Calculations reference the MCS:IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



WRIGHTS



WRIGHTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	