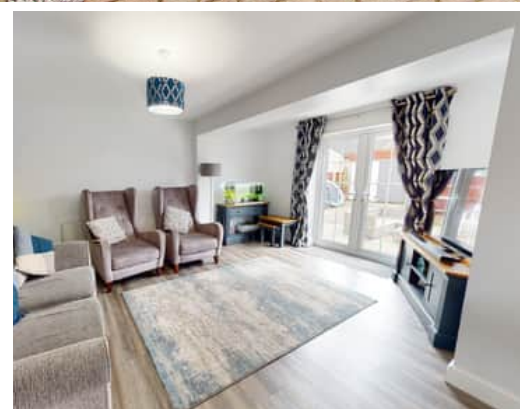


3 Bedroom(s), Detached House, Freehold

Station Road, Hatfield.



- Ground Floor Bathroom
- Kitchen
- Bar
- Two Double Bedrooms on the first floor
- Enclosed Rear Garden with Outbuilding

- Open Plan Lounge Diner
- Utility Room
- Ground Floor Bedroom/Office/Playroom
- Front Garden offering ample space to Park a number of vehicles

£250,000
Reduced

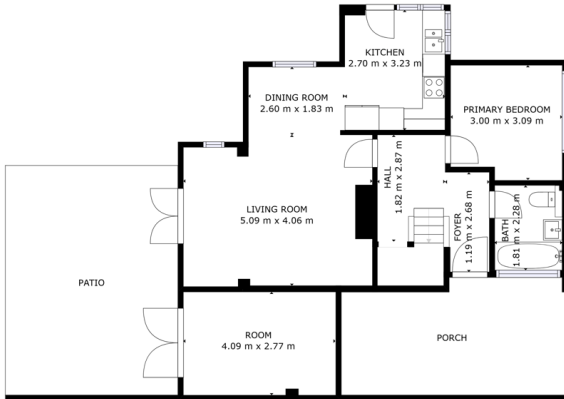
Book your viewing today Tel: 01302 247754

Owner's View

Take a look around this well presented property using our unique 3D Virtual Tour, book a viewing now to avoid disappointment. This family home is situated in the popular village of Hatfield, situated close by to local amenities, schools and public transport. The property itself is spacious and bright, comprising of an open plan lounge, diner and kitchen, good light and airy hall, ground floor bedroom, this room is multifunctional and could be used as a playroom or an office, there is a useful utility room and bar to the rear, fabulous for entertaining family and friends.

Ground Floor

FloorPlan



GROSS INTERNAL AREA
FLOOR 0: 71 m² FLOOR 1: 29 m²
INCLUDED AREAS: PATIO: 29 m²
PORCH: 18 m² REDUCED HEADROOM BELOW 1.5m: 4 m²
TOTAL: 99 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Open Plan Lounge Diner



Kitchen



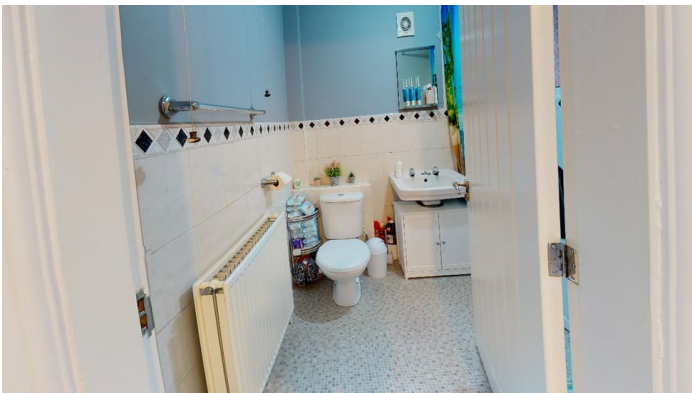
Ground Floor Bedroom/Playroom/Office



Bedroom Two



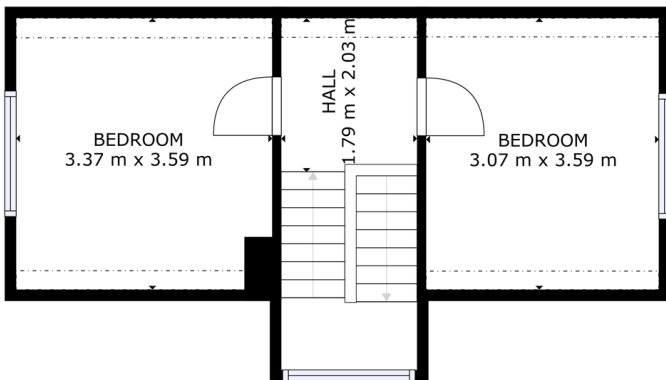
Ground Floor Bathroom



Bedroom Three

First Floor

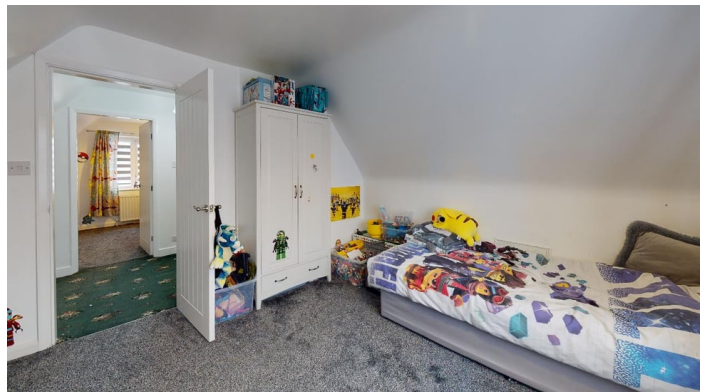
Floor Plan



FLOOR 2

GROSS INTERNAL AREA:
 FLOOR 1: 71.40; FLOOR 2: 29.40;
 EXCLUDED AREA: 10.00;
 PORCH: 18.40; REDUCED HEADROOM BELOW 1.5M: 4.40;
 TOTAL: 99.80

Matterport



External

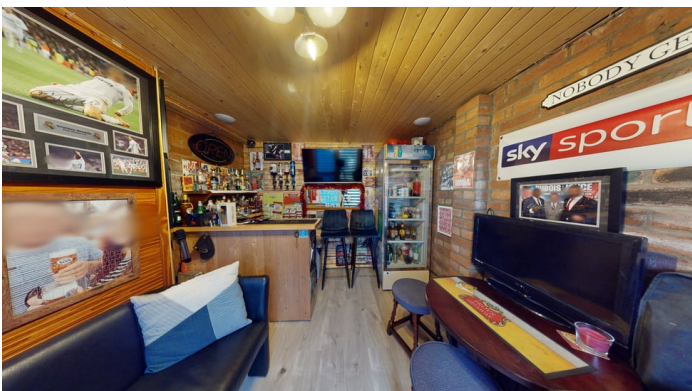
Front Garden And Driveway



Rear Garden and Outbuilding



Bar



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Approx. 3-4 years ago

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 3-4 years ago

Boiler Location - Bar cupboard

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - 2 years ago

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - N/A

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 