



Guide Price £350,000 - Freehold

Property Summary

CHAIN FREE Wrights are delighted to bring to market a Two Bedroom, Mid Terraced family home which is ideally located in a popular area close to Hatfield Town Centre, The Galleria and Hatfield Business Park. This property would be an ideal First Time Purchase and viewing is Highly Recommended.

The ground floor accommodation comprises of a welcoming entrance hallway, fitted kitchen with matching base and wall units. Integrated items include an electric oven and hob while there is space and plumbing for a washing machine, slimline dishwasher and fridge freezer. Well proportioned living room and conservatory.

The first floor consists of two bedrooms, bedroom one is a good double with built in wardrobes and bedroom two is a comfortable single. The family bathroom is a three piece suite with a side panelled bath, hand wash basin and W/C.

The property benefits from a South Facing Garden to the rear which is mainly laid to lawn and has space for a shed to the rear while there is a designated parking space to the front.

Features

- CHAIN FREE
- TWO BEDROOM
- MID TERRACE FAMILY HOME
- FITTED KITCHEN
- GAS CENTRAL HEATING
- CONSERVATORY
- SOUTH FACING GARDEN
- DESIGNATED PARKING SPACE
- CLOSE TO LOCAL AMENITIES
- CLOSE TO BUSINESS PARK

Room Descriptions

GROUND FLOOR

HALLWAY

1.73m x 3.09m (5' 8" x 10' 2") Laminate flooring with gas radiator providing access to the ground floor accommodation and stairs to the first floor.

KITCHEN

1.75m x 3.10m (5' 9" x 10' 2") Matching base and wall units providing ample storage and work surfaces. Fitted items include an electric oven and hob while there is space and plumbing for a fridge freezer, washing machine and slimline dishwasher.

LIVING ROOM

3.62m x 4.00m (11' 11" x 13' 1") A well proportioned room that can be configured in multiple layouts, laminate flooring, gas radiator and UPVC windows and door.

CONSERVATORY

2.66m x 2.76m (8' 9" x 9' 1") A fabulous space that benefits from plenty of natural light overlooking the south facing garden. Laminate flooring, electric sockets and lighting.

FIRST FLOOR

LANDING

1.83m x 2.07m (6' 0" x 6' 9") Carpet flooring providing access to all first floor accommodation.

BEDROOM ONE

2.69m x 3.61m (8' 10" x 11' 10") A double bedroom with ample built in wardrobes. Carpet flooring, gas radiator and two UPVC windows to the rear aspect.

BEDROOM TWO

2.27m x 3.61m (7' 5" x 11' 10") Single bedroom with built in cupboard space. Carpet flooring, gas radiator, loft hatch and two UPVC windows to the front aspect.

BATHROOM

1.70m x 2.10m (5' 7" x 6' 11") Three piece suite consisting of a side panelled bath with shower over, vanity hand wash basin and W/C. Partly tiled with vinyl flooring and gas radiator.

EXTERIOR

GARDEN

South facing, mainly laid to lawn with space for a shed to the rear.

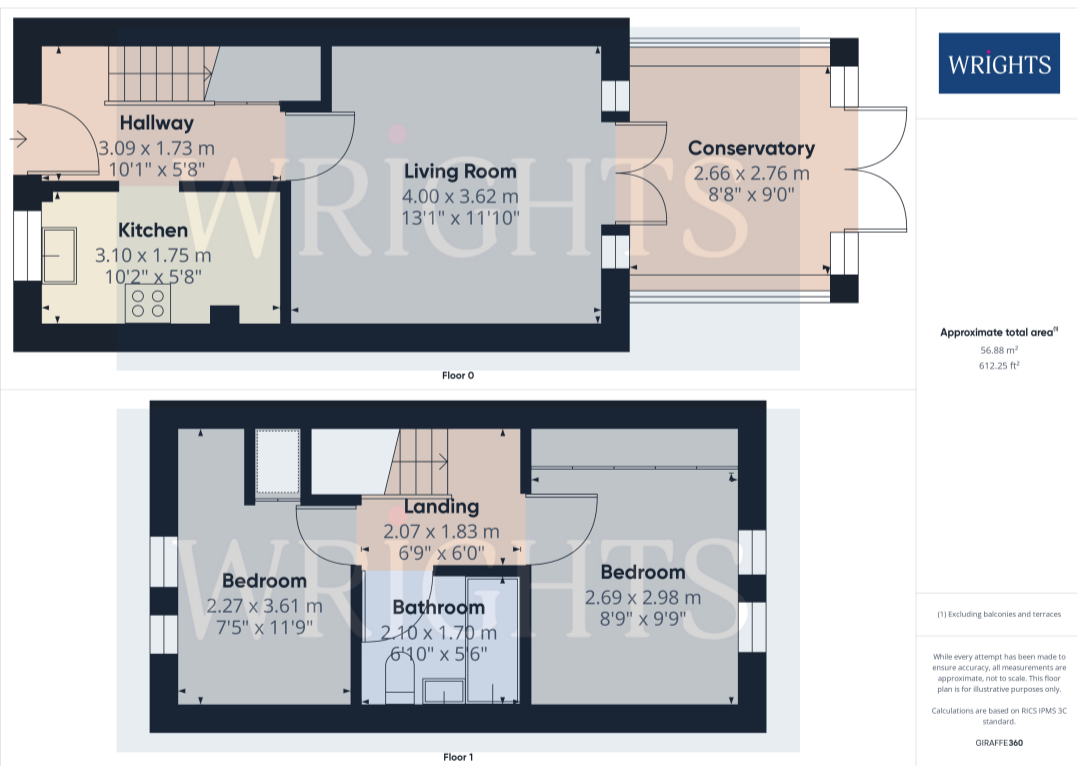
PARKING

Designated parking space with additional visitor bays.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	74	
(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