



12 Wood Close, Hatfield, Hertfordshire AL10 8TY

Guide Price £350,000 - Freehold

Property Summary

A great opportunity to purchase this three-bedroom mid terraced family home. The property is ideally located close to the town centre and is within walking distance to Hatfield Train Station and a number of good schools.

The ground floor accommodation comprises of a spacious entrance hall that provides access to the kitchen, living room, downstairs W/C and stairs to the first floor.

The lounge is a very generous size and can be configured in multiple layouts which is located to the rear of the property overlooking the garden. To the front there is a spacious well-lit kitchen that consists of matching base and wall units providing ample work surface space. There is space and fittings for a washing machine, fridge freezer and gas oven. Completing the ground floor accommodation is a small conservatory to the rear.

The first-floor accommodation benefits from two large double bedrooms and a third single all of which benefit from built in wardrobes. The family bathroom is a three-piece suite consisting of a side panelled bath with shower over, hand wash basin and W/C.

The properties garden has a patio area adjacent to the property and is laid mainly to lawn.

Features

- THREE BED MID TERRACE
- TOWN CENTRE LOCATION
- SPACIOUS ACCOMODATION
- GROUND FLOOR W/C
- WARM AIR HEATING
- 0.7 MILES TO TRAIN STATION
- CLOSE TO A NUMBER OF GOOD SCHOOLS
- GREAT FIRST TIME BUY

Room Descriptions

GROUND FLOOR

HALLWAY

1.76m x 4.37m (5' 9" x 14' 4")

LIVING ROOM

5.43m x 4.99m (17' 10" x 16' 4")

KITCHEN

2.81m x 2.79m (9' 3" x 9' 2")

GROUND FLOOR W/C

0.65m x 1.82m (2' 2" x 6' 0")

CONSERVATORY

2.01m x 2.67m (6' 7" x 8' 9")

FIRST FLOOR

LANDING

1.71m x 3.35m (5' 7" x 11' 0")

BEDROOM ONE

3.82m x 3.16m (12' 6" x 10' 4")

BEDROOM TWO

2.81m x 3.52m (9' 3" x 11' 7")

BEDROOM THREE

2.13m x 2.32m (7' 0" x 7' 7")

BATHROOM

1.58m x 2.54m (5' 2" x 8' 4")

EXTERIOR

GARDEN

(to front and back)

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C

AGENT INFORMATION

Agents information for buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we can conclude negotiations:

1. Written 'Confirmation of Offer' via email.
2. Proof of identification of all parties purchasing the property.
3. Proof of Deposit.
4. A copy of your Decision in Principle (for your mortgage).

Unfortunately, we will not be able to progress any proposed purchase until we are in receipt of this information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC