



WRIGHTS

75 Wellfield Road, Hatfield, Hertfordshire AL10 0BY

Guide Price £385,000 - Freehold

Property Summary

CHAIN FREE Extended Three Bedroom, Two Bathroom, Semi Detached Family Home with Driveway Parking for Two Cars. The property requires modernisation throughout and gives the new owner a fantastic opportunity to put their own stamp on things.

The ground floor accommodation comprises of an entrance porch, spacious hallway, large living room with bay window, kitchen/diner and large wet-room.

The first floor consists of three well proportioned bedrooms, bedroom one benefits from plenty of natural light via a bay window, bedroom two has built in wardrobes while bedroom three is a comfortable single. The family bathroom is a three piece suite with side panelled bath, pedestal hand wash basin and W/C.

The exterior of the property benefits from a large garden to the rear and driveway parking for two cars to the front and solar panels providing economical living.

Features

- CHAIN FREE
- SEMI DETACHED FAMILY HOME
- THREE BEDROOM
- TWO BATHROOM
- DRIVEWAY FOR 2 CARS
- REQUIRES MODERNISATION
- EXTENDED TO REAR
- POTENTIAL FOR FURTHER EXPANSION (STPP)
- WITHIN EASY REACH OF TOWN CENTRE & TRAIN STATION
- CLOSE TO EXCELLENT SCHOOLS & SHOPPING CENTRE



Room Descriptions

GROUND FLOOR

PORCH

1.88m x 0.94m (6' 2" x 3' 1") UPVC Porch providing access to the main door.

HALLWAY

2.02m x 3.62m (6' 8" x 11' 11") Vinyl flooring, provides access to the living room, ground floor wet-room and stairs to first floor with under stairs cupboard.

LIVING ROOM

3.80m x 6.29m (12' 6" x 20' 8") Large living area, bay window to front aspect and double doors leading to the kitchen.

KITCHEN

2.70m x 4.91m (8' 10" x 16' 1") Spacious kitchen/dining area, vinyl flooring, dated cabinets while there is space and fittings for an electric oven, fridge freezer and washing machine.

SUN ROOM

2.12m x 2.15m (6' 11" x 7' 1")

SHOWER/WET ROOM

2.04m x 2.50m (6' 8" x 8' 2") Comprising of a Shower, Hand Wash Basin and W/C with a frosted window to the side aspect.

FIRST FLOOR

LANDING

1.74m x 1.91m (5' 9" x 6' 3") Built in cabinets, window to side aspect and doors leading to;

BEDROOM ONE

3.30m x 4.16m (10' 10" x 13' 8") A spacious double with bay window to front aspect, vinyl flooring.

BEDROOM TWO

2.61m x 3.31m (8' 7" x 10' 10") Double bedroom with built in wardrobes, vinyl flooring and window to rear aspect.

BEDROOM THREE

2.57m x 2.68m (8' 5" x 8' 10") Single bedroom, vinyl flooring, small built in cupboard and window to front aspect.

BATHROOM

1.51m x 2.40m (4' 11" x 7' 10") A part tiled three piece suite comprising of a side panelled bath with electric shower over, pedestal hand wash basin and low level W/C. Vinyl flooring and frosted window to rear aspect.

EXTERIOR

DRIVEWAY

Driveway to the front of the property that can accommodate two cars.

GARDEN

Enclosed rear garden with mature apple trees. There is a patio area adjacent to the property and space for two sheds one to the front of the garden and one to the rear. Covered passage way leading to front.

SOLAR PANNELLING

The property benefits from solar panelling which are owned outright and link directly into the power grid providing a 'feed in tariff'.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - D

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	