

WRIGHTS



298 Bishops Rise, Hatfield, Hertfordshire AL10 9QT

**Guide Price £270,000 - Freehold**

### Property Summary

Wrights of Hatfield welcome to the market this THREE BEDROOM FAMILY HOME REQUIRING TOTALLY REFURBISHMENT. Situated on the outskirts of Hatfield offering easy access to the A1(M) and local amenities. The property is ideal for the DIY enthusiast or investor looking to put their own mark on this spacious property. The accommodation offers Kitchen/breakfast room plus a separate good sized lounge. On the first floor there are three bedrooms, family bathroom and separate WC. We highly recommend an internal viewing at your earliest convenience.

Hatfield is a town with a real community feel and an array of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.

There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

### Features

- CHAIN FREE
- MID TERRACE FAMILY HOME
- IN NEED OF REFURBISHMENT
- THREE BEDROOMS
- DUAL ASPECT LOUNGE
- KITCHEN/BREAKFAST ROOM
- BATHROOM
- SEPARATE WC
- REAR ENCLOSED GARDEN
- CLOSE TO AMENITIES



## Room Descriptions

### GROUND FLOOR ACCOMMODATION

#### Hall

1.57m x 1.80m (5' 2" x 5' 11") Via part glazed entrance door with side aspect single glazed window, fitted radiator, stairs to first floor landing, door off to:

#### Lounge

3.31m x 5.92m (10' 10" x 19' 5") Dual aspect single glazed to front and rear. Wall mounted gas fire, door leading to:

#### Kitchen/Breakfast Room

3.15m x 5.22m (10' 4" x 17' 2") Rear aspect single glazed window and door leading to rear garden. Door to front, Stainless steel sink unit with base below. Gas meter.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

1.65m x 2.49m (5' 5" x 8' 2") Loft access, Airing cupboard housing hot water cylinder. Doors leading off to:

#### Bedroom One

3.22m x 3.88m (10' 7" x 12' 9") Front aspect single glazed windows, built in cupboards, fitted radiator.

#### Bedroom Two

2.25m x 4.03m (7' 5" x 13' 3") Front aspect single glazed window, fitted radiator, built in cupboard.

#### Bedroom Three

2.49m x 2.63m (8' 2" x 8' 8") Rear aspect single glazed window. Fitted radiator.

#### Family Bathroom

1.55m x 1.87m (5' 1" x 6' 2") Side panelled bath with pedestal hand wash basin.

#### Separate W/C

0.94m x 1.34m (3' 1" x 4' 5") Low level W/C.

## EXTERIOR

#### Gardens

Located to the front and rear.

### ADDITIONAL INFORMATION

#### Property Information

Council Tax Band - C

EPC rating: Band E

(Please note Wrights have not tested any fixtures, fittings, or services. 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	80
(55-68)	D	
(39-54)	E	48
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

