

Property Summary

Wrights of Hatfield are delighted to welcome to the market this CHAIN FREE TWO BEDROOM END OF TERRACE HOUSE SITUATED IN OLD HATFIELD. Take the opportunity of acquiring this rarely available property in need of some modernisation and is perfect for the DIY enthusiast looking to put their own mark on this spacious property set in a private development close to Hatfield House grounds. The accommodation comprises of a Lounge, Kitchen to the ground floor and two bedrooms and a family bathroom to the first floor with an enclosed private garden to the rear, with an additional two allocated parking spaces. 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
- END OF TERRACE
- TWO BEDROOM
- LOUNGE FITTED KITCHEN
- FITTED BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- REAR ENCLOSED GARDEN
- ALLOCATED PARKING FOR TWO VEHICLES



Room Descriptions

GROUND FLOOR ACCOMMODATION

Hallway

Via part double glazed entrance door, fitted radiator, stairs to first floor landing, doors off to:

Lounge

11' $6^{"}$ x 14' 8" (3.51m x 4.47m) Rear aspect double glazed window and matching french doors leading to rear garden. Fitted radiator, power points, tv point, built in understairs cupboard.

Kitchen

9' 0" x 9' 5" (2.74m x 2.87m) Front aspect double glazed window. Range of Matching wall and base units with worktops over incorporating fitted oven and four ringed hob with extractor hood over, stainless steel single drainer sink unit with mixer taps over. Space for appliances, space and plumbing for automatic washing machine. Complementary tiling to splashbacks, fitted radiator.

FIRST FLOOR ACCOMMODATION

First floor landing

Bos bay double glazed window to side aspect. Built in Airing cupboard housing immersion heater with slatted shelving over. Doors leading off to:

Bedroom One

11' 7" \times 12' 3" (3.53m \times 3.73m) Rear aspect double glazed window overlooking rear garden and Hatfield House grounds, built in cupboards, fitted radiator.

Bedroom Two

Front aspect double glazed window, fitted radiator, downlighters, recess ideal for wardrobe space.

Bathroom

Front aspect double glazed frosted glass window. Three piece bathroom suite comprising panel enclosed bath, pedestal wash hand basin, low level WC, complementary tiling to splashbacks.

EXTERIOR

Rear Garden

Patio area with steps leading to raised garden area with perimeter fencing and gated rear access.

Front

Two allocated parking spaces.

ADDITIONAL INFORMATION

AGENTS NOTES

Council Tax Band C EPC Rating:





