



WRIGHTS

22 Cunningham Avenue, Hatfield, Hertfordshire AL10 9LR

Guide Price £475,000 - Freehold

Property Summary

This five bedroom HMO town house has something for everyone whether you are an investor or looking for that family home you can put your own mark on. Situated in a popular location and with amenities and the University of Hertfordshire nearby this could tick a lot of boxes for you. We highly recommend an internal viewing at your earliest convenience.

Located on a quite popular residential area in Hatfield

This property is conveniently situated within short distance of local amenities, schooling and Hatfield boasts a mainline station with fast and frequent services to Kings Cross and Moorgate. Welwyn Garden City and St Albans town centres with wide ranges of amenities and stations are a short drive away. Providing transport links via road are the A1(M) and M25 which are within easy access. Sports clubs, gyms, swimming pools, the University of Hertfordshire Sports Village (which is open to the public) and The Galleria for shopping, cinema and restaurants are also situated within close proximity.

Features

- FIVE BEDROOMS
- THREE EN-SUITES
- FITTED KITCHEN
- FITTED BATHROOM
- GAS CENTRAL HEATING
- JULIET BALCONY
- DOUBLE GLAZING
- GARAGE EN BLOC
- CURRENTLY USED AS HMO
- CURRENT RENTAL INCOME £3200 PCM



Room Descriptions

GROUND FLOOR

Hallway

Via part double glazed entrance door, wood effect flooring, stairs to first floor landing, doors leading off to:

Kitchen

Rear aspect double glazed window with matching door. Range of matching wall and base units with worktops over incorporating stainless steel single drainer sink unit with mixer taps, space for appliances, wood effect flooring, complementary tiling to splashback areas, fitted radiator.

Bedroom Five

Front aspect double glazed window, fitted radiator, door leading to:

En Suite

Shower cubicle, low flush WC, wash hand basin, heated towel rail, complementary tiling to splashbacks.

FIRST FLOOR LANDING

Landing

Fitted radiator, stairs to second floor, doors leading off to:

Bedroom Two

Double glazed doors to Juliet Balcony, ornate fireplace, fitted radiator, door leading to:

En Suite

Shower cubicle, low flush WC, wash hand basin, heated towel rail, complementary tiling to splashback areas, tiled flooring.

Bedroom Three

Rear aspect double glazed window, fitted radiator, wash hand basin with vanity unit below.

TOP FLOOR

Second floor landing

Via stairs from first floor, loft access, Airing cupboard housing hot water cylinder. doors leading to:

Bedroom One

Front aspect double glazed windows, fitted radiator, built in wardrobes, door leading to:

En Suite

Shower cubicle, wash hand basin, low flush WC, complementary tiling to splashback areas.

Bedroom Four

Rear aspect double glazed window, fitted radiator, built in wardrobes, wash hand basin with vanity unit below.

Bathroom

Three piece bathroom suite comprising panel enclosed bath with hand held shower attachment, pedestal wash hand basin, low flush WC, complementary tiling to splashback areas, fitted radiator.

EXTERIOR

Rear Garden

Small patio area, mainly laid to lawn with perimeter fencing.

Garage en bloc

ADDITIONAL INFORMATION

Property Details

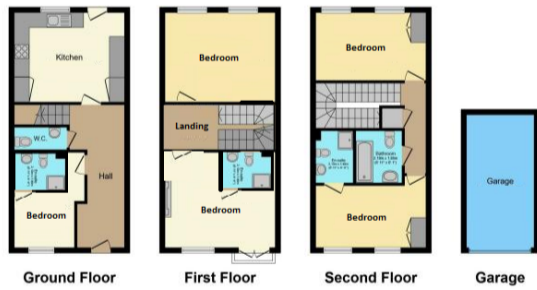
Council Tax Band E

Current rental income of - £3,200 pcm

Electrical Safety Certificate (5yr EICR) - Valid until December 2026

Gas Safety Certificate - Valid until June 2024

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



For Illustration Purposes Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(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	