



77 Garden Avenue, Hatfield, Hertfordshire AL10 8LH

Guide Price £250,000 - Freehold

### Property Summary

\*\*\*CASH BUYERS ONLY\*\*\*ONWARD CHAIN COMPLETE\*\*\* Wrights are pleased to bring to market a Three bedroom mid-terraced property that is in need of modernisation throughout. A fabulous opportunity for the successful buyers to put their own stamp on the property.

The ground floor comprises of a spacious dual aspect living room, kitchen, utility area and spacious gardens to front and rear.

To the first floor there are three well proportioned bedrooms and a family bathroom plus access to the loft space.

The vendor is well positioned as has already agreed his onward purchase completing the chain with one link above.

### Features

- CASH BUYERS ONLY!
- ONWARD CHAIN COMPLETE
- MID TERRACE FAMILY HOME
- THREE BEDROOMS
- DUAL ASPECT LIVING ROOM
- UTILITY AREA
- IN NEED OF MODERNISATION
- OPEN TO OFFERS
- GREAT FIRST TIME BUY
- GARDENS TO FRONT AND REAR





## Room Descriptions

### GROUND FLOOR

#### HALLWAY

1.33m x 1.85m (4' 4" x 6' 1") Accessed via wooden front door, carpet flooring, gas radiator, and stairs to the first floor.

#### LIVING ROOM

3.07m x 5.95m (10' 1" x 19' 6") Dual aspect living space benefitting from plenty of natural light, carpet flooring, gas radiator and doorway leading to the kitchen.

#### KITCHEN

2.62m x 2.94m (8' 7" x 9' 8") Base and wall units, vinyl flooring with space and fittings for a Gas Oven, Fridge Freezer and Washing Machine. Provides access to the utility area and garden to rear.

#### UTILITY AREA

1.54m x 2.75m (5' 1" x 9' 0") Vinyl flooring, can be accessed via a door to the front and kitchen to rear.

### FIRST FLOOR

#### HALLWAY

1.67m x 2.47m (5' 6" x 8' 1") Carpet flooring, two store cupboards and access to all first floor accommodation.

#### BEDROOM ONE

3.22m x 4.05m (10' 7" x 13' 3") Large double bedroom, carpet flooring, gas radiator and two windows the front aspect.

#### BEDROOM TWO

2.04m x 3.19m (6' 8" x 10' 6") Spacious single bedroom, carpet flooring, gas radiator and window to front aspect.

#### BEDROOM THREE

2.31m x 2.67m (7' 7" x 8' 9") Single bedroom, carpet flooring, gas radiator and window to rear aspect.

#### BATHROOM

2.21m x 1.87m (7' 3" x 6' 2") Tiled throughout with a three piece suite comprising of a side panelled bath, pedestal hand wash basin and low level W/C.

### EXTERIOR

#### Front Garden

Pathway leading to the property, mainly laid to lawn with mature bushes to borders.

#### BACK GARDEN

Patio area adjacent to the property, laid mainly to lawn with fenced borders and space for a shed to the rear.

### ADDITIONAL INFORMATION

#### Property Details

Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC