

## Millwards, Hatfield Freehold Price £295,000

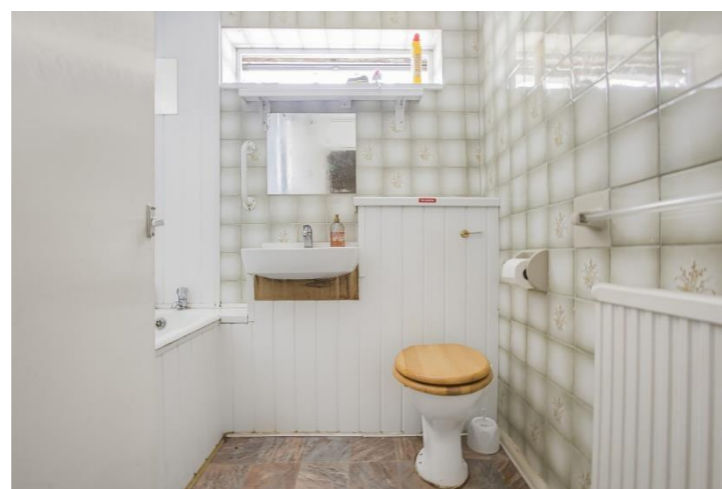
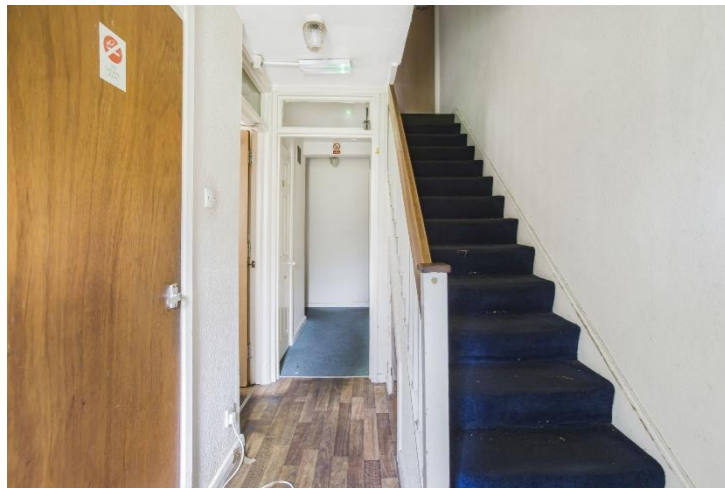


THREE/ FOUR BEDROOM MID TERRACE HOUSE WITH GARAGE currently being let out to PROFESSIONAL SHARERS as an HMO with planning but also AVAILABLE FOR RESIDENTIAL PURCHASERS. Situated on the Southern outskirts of Hatfield, overlooking a small green.

- Chain Free
- Mid Terrace
- Kitchen/ Breakfast Room
- Ground Floor Lavatory
- Storage Room/ Study
- Four Bedrooms
- First Floor Bathroom
- Rear Garden
- Garage
- Off Street Parking



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.



## Entrance

uPVC Obscure double glazed door. Door to:

## Hallway

Vinyl flooring and radiator. Carpeted stairs to first floor. Under stairs storage cupboard. Parquet flooring. Doors to:

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## Ground Floor Lavatory

Vinyl Flooring, low flushing WC, wall mount hand wash basin and obscure double glazed window.

## Kitchen / Breakfast Room

Comprising a range of refitted wall and base units with splash back tiles work surfaces, Inset single bowl and a half sink unit with mixer tap.

Free standing gas cooker, space for washing machine, space for upright fridge/freezer. Radiator. Wall mounted `Worcester` boiler. Double glazed window to front. Larder cupboard. Space for dining table and chairs.

## Reception / Bedroom Four

Radiator and double glazed window and door to rear.

## Rear Storage / Study Room

Carpeted flooring, Radiator, and storage area. Single glazed French door to:

## Lobby Area

Carpeted flooring and double glazed door to garden.

## First Floor Landing

Carpeted flooring, airing with hot water cylinder and loft access. Doors off to:

## Bedroom One

Radiator and double glazed window to front.

## Bedroom Two

Radiator and double glazed window to Rear.

## Bedroom Three

Radiator and double glazed window to front.

## Bathroom

A suite comprising of a panel enclosed bath with mixer tap and electric power shower with a hand shower attachment. Concealed cistern low level W.C., wash hand basin mixer tap, splash back tiled walls with wood panelling. Frosted double glazed window to rear.

## Front Garden

Path leading to front door and laid lawn.

## Rear Garden / Garage

Laid to lawn and access to garage. Rear access to off street parking in front of garage with up and over door.

## Further Details

The property is Freehold  
Council Tax Band - Band C

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**