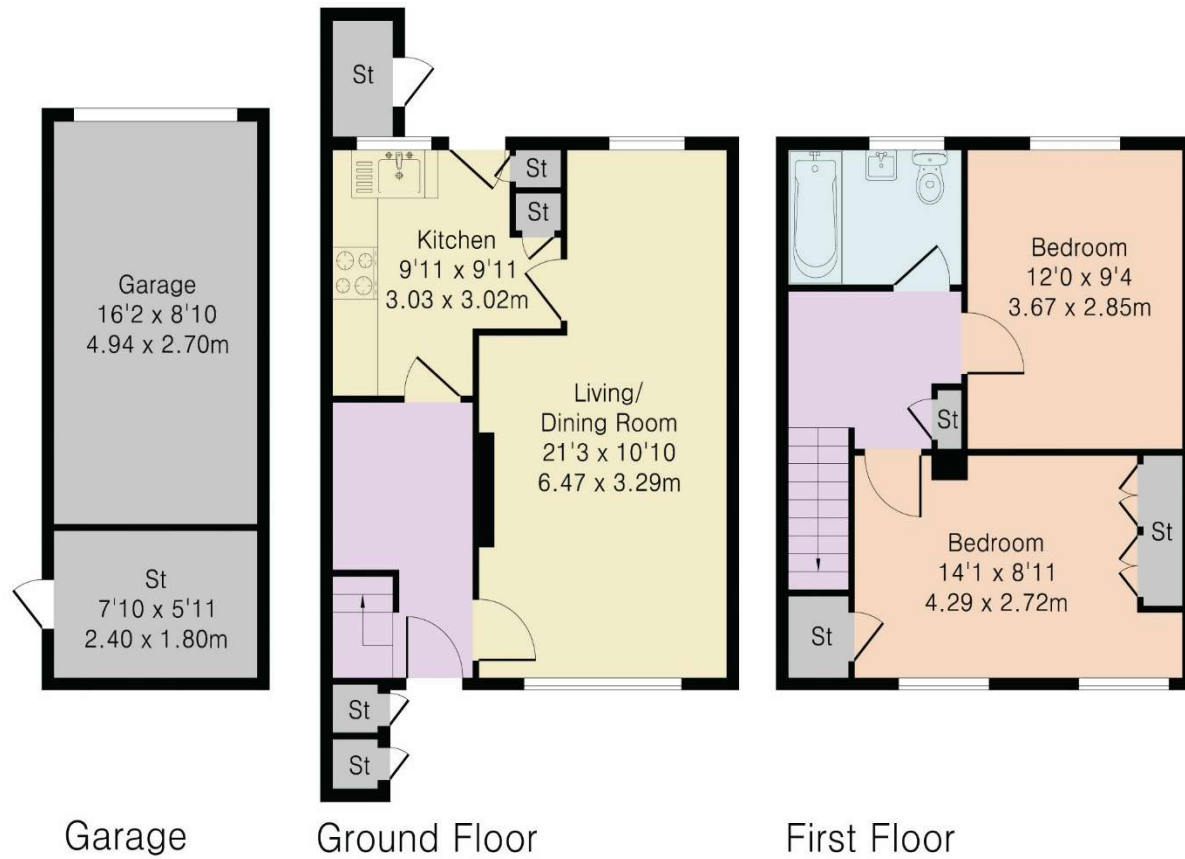


Approximate Gross Internal Area 949 sq ft – 88 sq m
 Ground Floor Area 387 sq ft – 36 sq m
 First Floor Area 364 sq ft – 34 sq m
 Garage Area 198 sq ft – 18 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92 Plus | A | | |
| 81-91 | B | | 86 |
| 69-80 | C | 70 | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

Maryland, Hatfield Freehold Price £335,000



A TWO BEDROOM WITH GARAGE TO REAR. Mid terraced property is situated within the Cavendish area close to local shops, schools, The Galleria Shopping Centre and Hatfield Town Centre

- Mid Terrace House
- Two Double Bedrooms
- Lounge & Dining Room
- Kitchen
- Front & Rear Gardens
- Rear access
- Garage to rear





Entrance Hall

Via a part frosted double glazed front door. Carpeted flooring, stairs to first floor with understairs area underneath and radiator. Hive thermostatic heating control. Door to Kitchen and Lounge

Lounge / Dining Room

Carpeted flooring, dual aspect double glazed windows bring in an abundance light. Radiators. Door to:

Kitchen

Comprising a range of refitted wall and base units with work surfaces over with Inset one bowl stainless steel sink unit with mixer tap and splash back tiles. A 4 ring gas hob with electric oven under and overhead filter hood. Space for upright fridge/freezer. Concealed wall mounted `Worcester` boiler. Vinyl Flooring. Double glazed window to rear. Frosted multi paned door to:

First Floor Landing

Carpeted flooring, storage airing cupboard. Access to loft. Doors to:

Bedroom One

Carpeted flooring, built in double cupboard radiator and, double glazed window to front.

Bedroom Two

Carpeted flooring, radiator and, double glazed window to rear.

Bathroom

Panel enclosed bath, a `Mira` power shower with hand shower attachment. Low level W.C, pedestal wash hand basin, mixer tap. radiator, wall air vent, frosted double glazed windows to rear.

Front Garden

Hard standing to front, two outside storage cupboards and evergreen hedge.

Rear Garden

Paved patio areas to the beginning and end of the garden. Flower beds with trees and shrubs. Cold water tap. Exterior lighting. Two brick built out buildings with lighting and electrical points. The property has a rear gate allowing access to the rear garage with up and over door lighting and electrical points.

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.