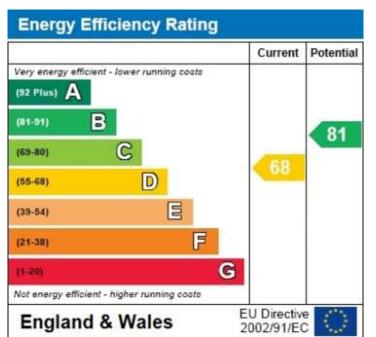
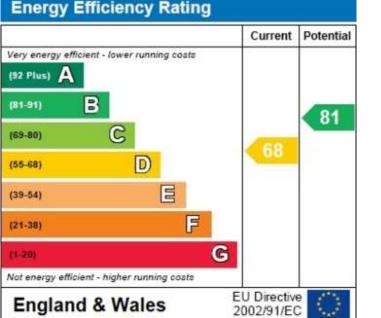


### Link Walk, Hatfield Freehold Price £335,000



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

Please note that we have not tested any apparatus, equipment, fixtures, fittures, fittures 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 particular 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 the



atfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885





FOUR DOUBLE BEDROOM MID TERRACE HMO TOWN HOUSE centrally located and close to the Town Centre with all the amenities you could need including supermarkets, leisure facilities and Hatfield Train Station.

- Mid Terraced Town House
- Lounge
- Kitchen •
- Ground Floor Shower Room

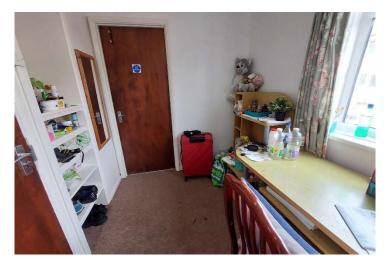


11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219 Tel: 01707 266885 Email: hatfield@raineandco.com https://www.raineandco.com Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain

- Four Bedrooms
- Bathroom
- Close to Town Centre

## Link Walk, Hatfield











raineand co.

Dedicated and Personal Se







# Link Walk, Hatfield

Entrance

Upvc frosted door leading to:

#### **Entrance Hall**

Stairs leading to first floor and landing, under stairs storage space, and radiator. Door leading to:

#### Lounge

Double glazed window to front aspect, carpeted flooring, and radiator.

#### **Shower Room**

Comprising low level WC with wash hand basin, enclosed shower with screen and wall mounted shower controls with shower attachment. Tiled flooring and walls. Radiator.

#### **Kitchen**

A selection of floor and wall units with laminated roll top work surfaces with inset stainless steel sink and drainer, space and plumbing for washing machine, space for fridge and freezer, free standing gas cooker with electric oven, concealed overhead extractor fan, laminated flooring, radiator, space for dishwasher. Double glazed window to rear aspect. Double glazed door opening onto rear garden.

#### **First Floor Landing**

Doors leading to:

#### **Bedroom One**

This room consists of two rooms the first room is currently being used as a study room with double glazed window to rear and radiator. Door off to Bedroom with rear window and radiator.

Bedroom Two Double glazed window to front aspect, and radiator.

Second Floor and Landing Carpet, door leading:

**Bedroom Three** Double glazed window to rear aspect, wooden flooring, radiator

**Bedroom Four** Double glazed window to front aspect, wooden flooring, radiator

Family Bathroom Comprising of a Low level WC, a wall mounted wash basin, panelled bath with taps. Double glazed frosted window to rear. Tiled walls and flooring. Radiator.

**Front Garden** Paved footpath to front door and evergreen hedge.

**Rear Garden** Low maintenance garden with gravel beds, brick-built storage shed.

**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.

