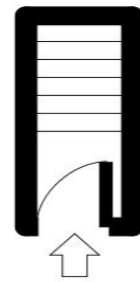
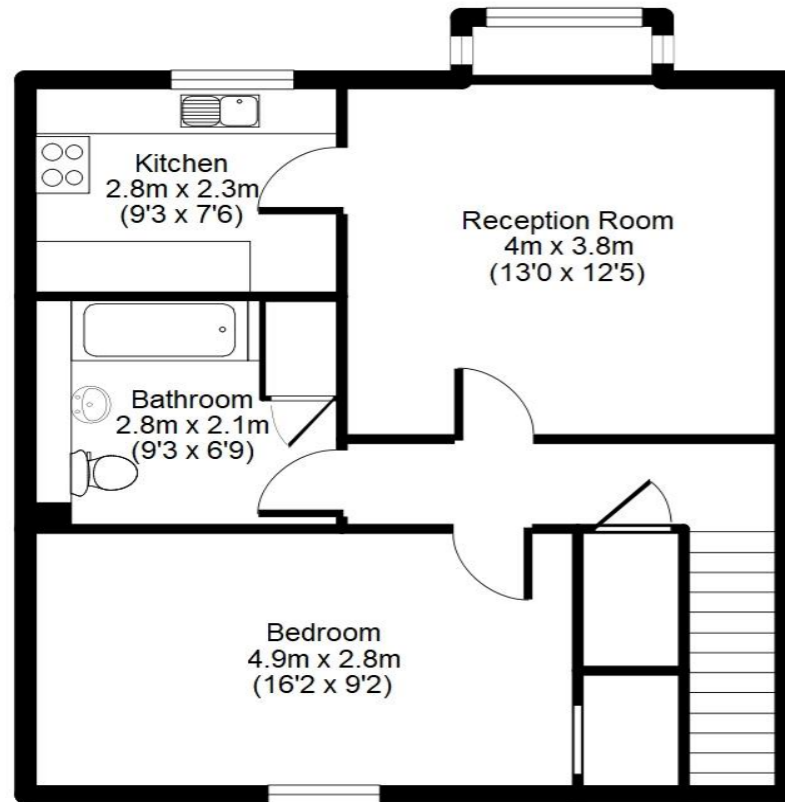


Woodpecker Close, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 588 sq. ft / 55 sq. m



Ground Floor Entrance

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	78	78
(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	

For identification purposes only
Measurements are approx and not to scale

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.

Woodpecker Close, Hatfield Leasehold Price £194,995



CHAIN FREE. A LARGER THAN AVERAGE one-bedroom first floor maisonette.

- First Floor Maisonette
- Larger Than Average
- One Bedroom
- Cul-de-sac Location
- Communal Gardens
- Allocated Parking Space





Entrance Hall

Via a glazed front door. Inset coir mat with tiled terracotta surround, carpeted stairs to first floor, double glazed window above staircase, radiator, storage cupboard and loft access. Doors to:

Lounge

Laminated flooring, double glazed window to front rear, radiator, and access to kitchen.

Kitchen

A modern fitted kitchen with a range of wall and base units with wood worktop surface, one and a half bowl stainless steel sink drainer with mixer taps, splash back tiles, space for a freestanding cooker with splash back tiles, space and plumbing for washing machine and fridge freezer. Double glazed window to rear aspect. Wall mounted boiler. Tiled Flooring.

Bedroom

Carpeted flooring, double glazed window to front aspect, radiator and alcove with shelving.

Bathroom

Tiled Flooring, radiator, white panelled bath with mixer taps and shower attachment, hand wash basin with taps, low flushing WC. Part tiled walls. Airing cupboard with hot water cylinder.

Further Details

The property is Leasehold
Council Tax Band - Band C