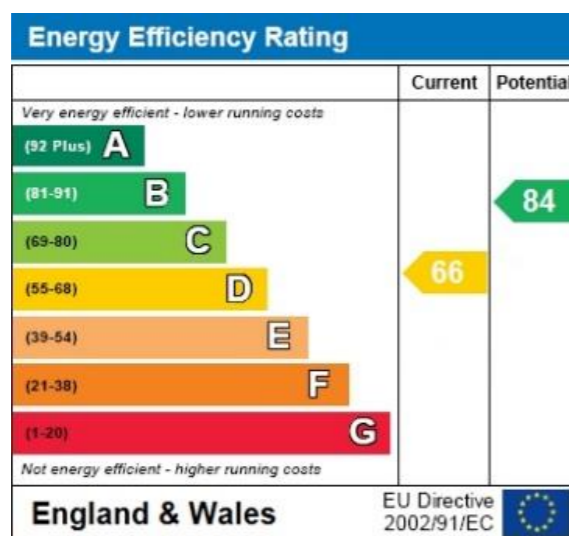
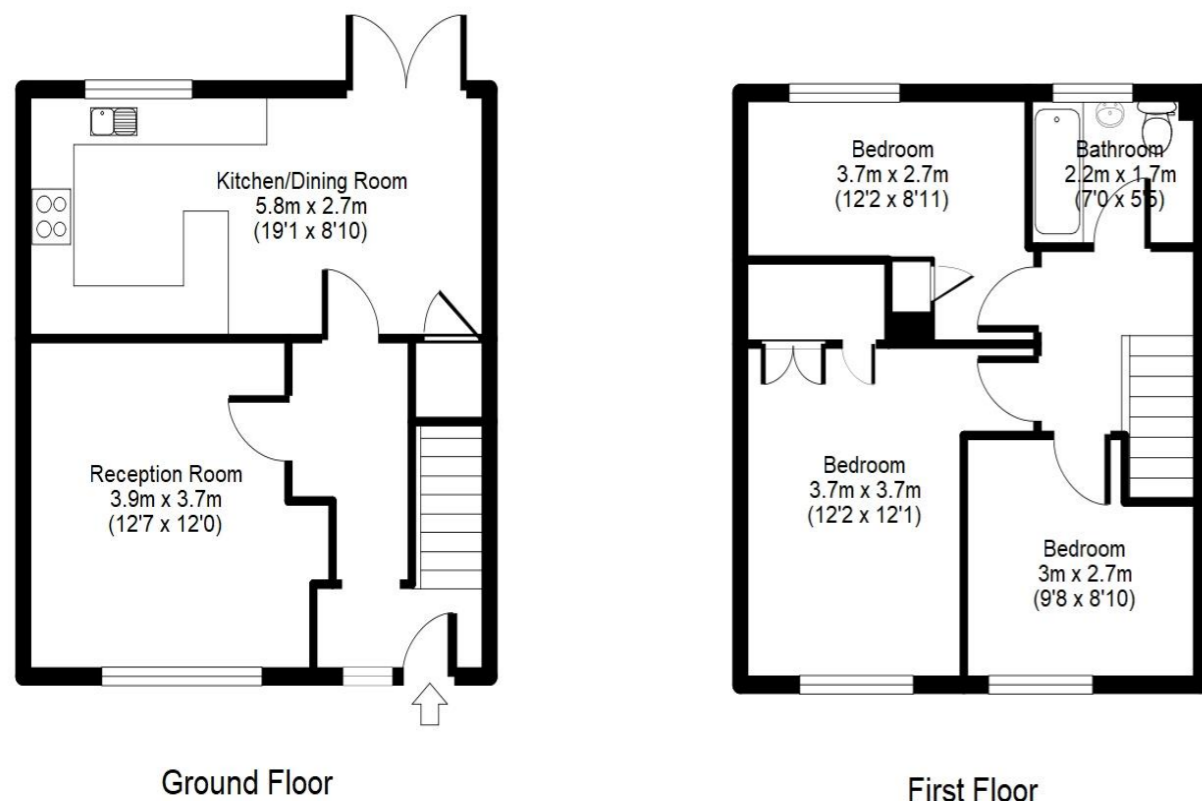


## Primrose Close, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 794 sq. ft / 74 sq. m



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.

## Primrose Close, Hatfield Freehold Price £365,000



A VERY WELL PRESENTED HOUSE WITH A PLEASANT OUTLOOK. This end of terrace house is situated within the convenient Oxlease area of Hatfield overlooking a green to the front and within walking distance of local schools, Hatfield Town Centre and HATFIELD TRAIN STATION.

- Terrace House
- Three Bedrooms
- Close to Train Station
- Family Home
- Pleasant outlook to front
- Gas Central Heating to Radiators - HIVE
- Low maintenance front garden





## Entrance Hall

Via a Composite double glazed front door with double glazed glass panels and obscure double glazed window. Radiator. Carpeted flooring and stairs to first floor. Door leading to:

## Lounge

A bright airy room with radiator, understairs storage cupboard. Double glazed window to front. Door to:

## Kitchen and Dining Area

Comprising a range of wall and base units. Inset one and a half bowl stainless steel sink with mixer tap and worktops over. Part tiled walls. A 4 ring gas hob and electric integrated oven and overhead extractor fan. Space and plumbing for washing machine and washer dryer. Built in larder. Radiator. Tiled flooring. Double glazed window to rear garden. Double glazed double doors to rear garden. Under stairs storage cupboard.

## First Floor Landing

Carpeted flooring and loft access. Doors to:

## Bedroom One

Carpeted Flooring, radiator, and double glazed window to front. Built in storage cupboard.

## Bedroom Two

Carpeted flooring, radiator, and double glazed window to rear. Built in airing/ storage cupboard.

## Bedroom Three

Carpeted flooring, radiator and double glazed window to front.

## Bathroom

Wood effect flooring, radiator, pedestal wash hand basin, white panelled bath with shower head attachment, and low level WC. Obscure double glazed window to rear. Part tiled walls.

## Front Garden

Laid lawn and path to front door. Access to green.

## Rear Garden

Patio area with lawn with flower beds to borders. Gated side access. Timber garden shed. Cold water tap.

## Parking

On-street parking

## 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.**