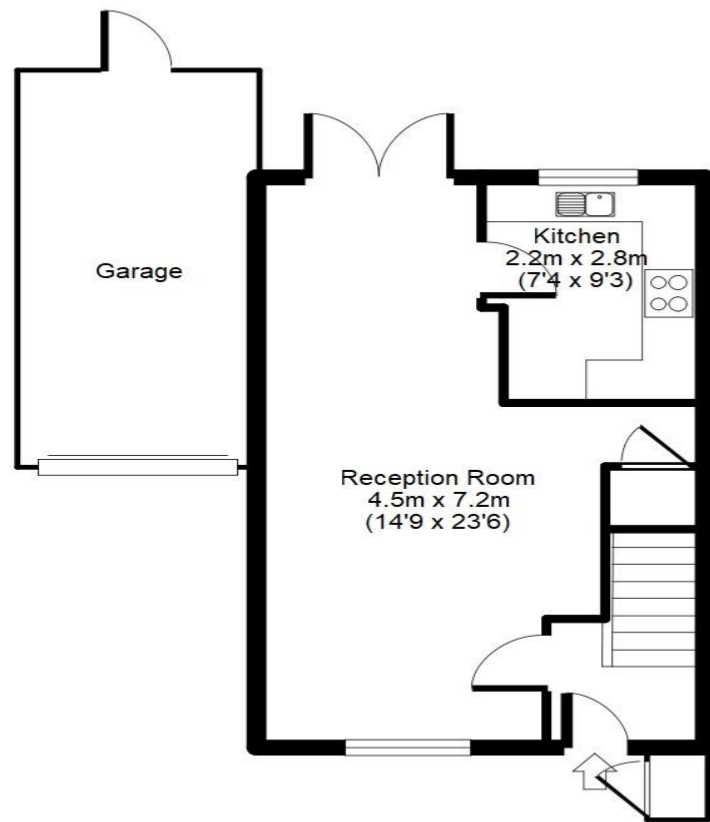
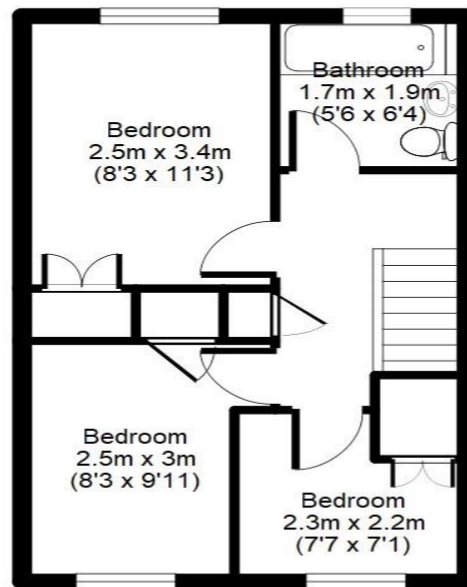


Bull Stag Green, Hatfield, AL9

APPROX GROSS INTERNAL FLOOR AREA: 689 sq. ft / 64 sq. m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 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 themselves.

Bull Stag Green, Old Hatfield Freehold Offers in Excess of £350,000



CHAIN FREE. A semi detached house situated in a cul-de-sac location between the popular Ryde and Old Hatfield areas also being close to local shops, Hatfield House and Park.

- Semi Detached House
- Close to Train Station
- Three Bedrooms
- Requires Modernisation
- Lounge / Dining Room
- Kitchen
- Bathroom
- Front, Rear and Side Gardens
- Garage and Parking for Two Cars





Storm Porch

Storage cupboard. Part frosted glazed front door to:

Entrance Hall

Single radiator. Stairs to first floor. Door to:

Lounge / Dining Room

Single and double radiators. Under stairs storage cupboard. Dual aspect with window to front, French doors to rear garden. Door to:

Kitchen

Comprising a range of wall and base units with work surfaces over and inset single drainer, single bowl sink unit with mixer tap. Part tiled walls. Electric hob with oven under. Space for upright fridge / freezer. Plumbing for washing machine. Wall mounted boiler. Double radiator. Window to rear.

First Floor Landing

Airing cupboard. Access to loft. Doors to:

Bedroom One

Built in double cupboard. Single radiator. Window to rear.

Bedroom Two

Built in single cupboard. Single radiator. Window to front.

Bedroom Three

Fitted double over stairs wardrobe. Single radiator. Window to front.

Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Tiled walls. Single radiator. Frosted window to rear.

Front Garden

Laid to lawn with flower beds and a range of mature shrubs and bushes. Path to porch. Parking space for one car. To the side of the garage there is a pedestrian gate to the side garden.

Rear & Side Gardens

Overgrown and requiring attention. The gardens to the rear have a maximum measurement of 39' 11 they then run around the back of and to the side of the garages and have a maximum measurement of 28'.

Attached Garage

Single with up and over door. Possible eaves storage. Personal door to rear garden. Fore court parking for one car.

Further Details

The property is Freehold
Council Tax Band - Band D

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.