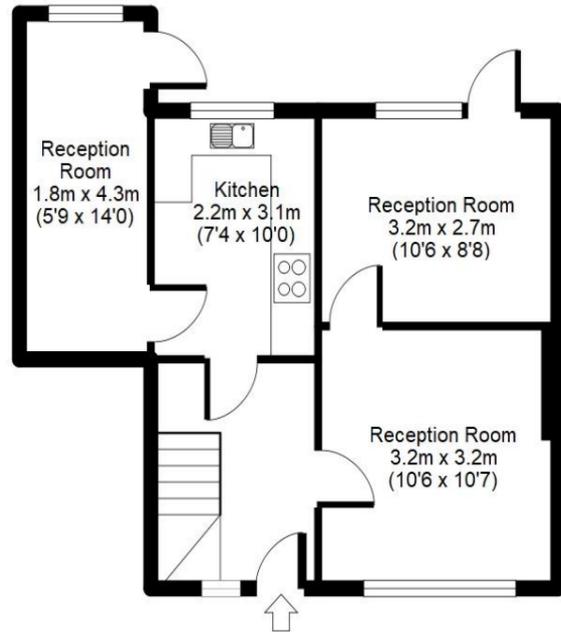
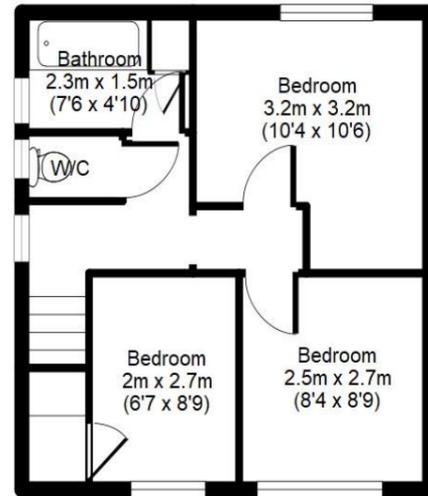


Spring Glen, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 772 sq. ft / 72 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(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.

Spring Glen, Hatfield Freehold Guide Price £335,000



OPEN DAY THIS SATURDAY THE 3RD OF MAY. . BY APPOINTMENT ONLY. CHAIN FREE. A THREE/ FOUR BEDROOM END OF TERRACE with views over a green to the front. The accommodation comprises of entrance hall, lounge), kitchen and utility room. AN IDEAL FAMILY HOME or BUY TO LET investment.

- Chain free
- End of Terrace
- 1/2 Receptions
- 3/4 Bedrooms
- Family Bathroom with separate WC
- Fitted Kitchen
- Gas Central Heating
- Double Glazed
- Front and Rear Gardens





Entrance Hall

A wooden pannelled front door and glazed window. Meter cupboard. Laminated floor with carpeted Stairs to first floor. Doors to:

Reception One

Laminated flooring. Radiator. Double glazed door and window to front. Door to:

Reception Two/ Bedroom Four

Laminated flooring. Radiator. Double glazed door and window to rear.

Kitchen

Comprising a range of fitted wall and base units with work surfaces over, one bowl stainless steel sink with mixer tap. Part tiled walls. A 4 ring hob with overhead filter hood and integrated electric oven. Plumbing for washing machine. Space for fridge/ Freezer. Laminated flooring. Door to:

Utility Room

The utility area has space for a large American style fridge/ freezer.

First Floor Landing

Carpeted flooring and loft access. Doors to:

Bedroom One

Laminated flooring. Radiator. Double glazed window to rear.

Bedroom Two

Laminated flooring. Radiator. Double glazed window to front.

Bedroom Three

Laminated flooring. Radiator. Over stairs storage cupboard. Double glazed window to front.

Bathroom

A white panelled shower attachment, pedestal wash hand basin. Part Tiled walls. Laminated flooring. Radiator. Frosted double glazed window to side.

Separate WC

Low level W.C. Laminated Flooring. Frosted double glazed window to Side.

Front Garden

Lawn with path and bin storage.

Rear Garden

Hardstanding, lawn and path.

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.