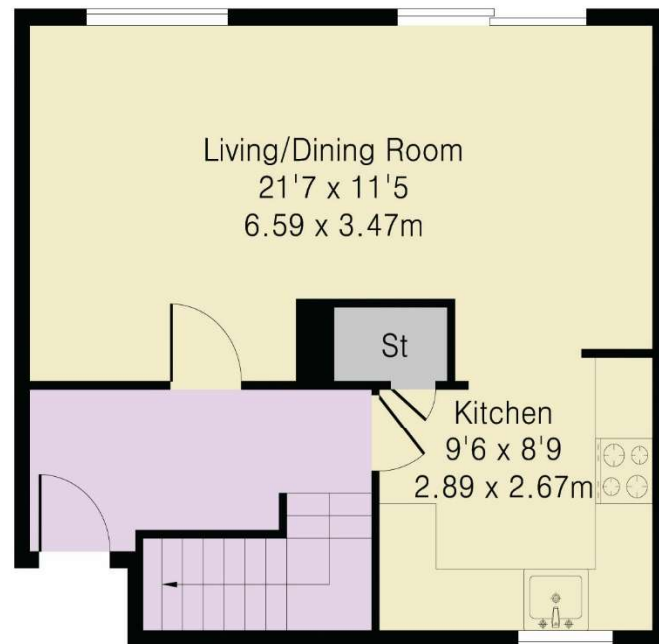
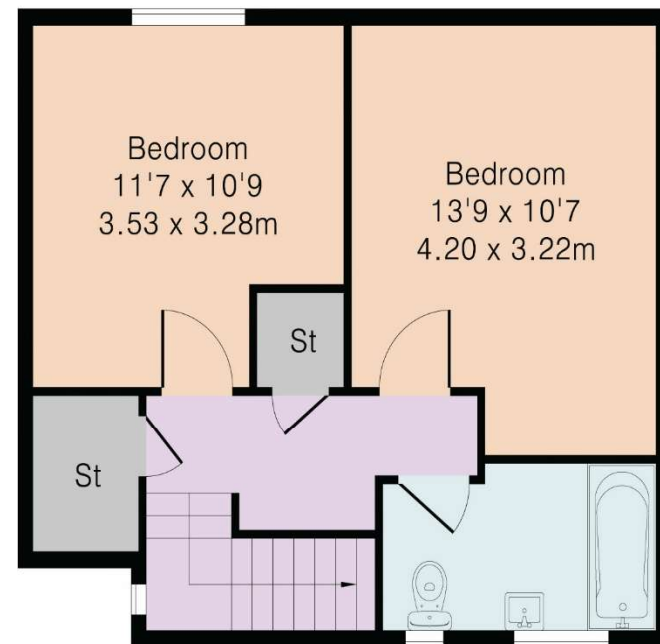


Approximate Gross Internal Area 818 sq ft – 76 sq m
 Ground Floor Area 409 sq ft – 38 sq m
 First Floor Area 409 sq ft – 38 sq m



Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 Plus) | A | | |
| (81-91) | B | | |
| (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 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.

Drovers Way, Hatfield Freehold Price £325,000



A TWO BEDROOM end of terrace house situated in the Birchwood Area of Hatfield. The accommodation comprises lounge/dining room, kitchen, two double bedrooms and family bathroom. Externally there are front and rear gardens.

- End of Terrace
- Modern Kitchen
- Pleasant Views Over Green
- Living Room
- Refitted Bathroom
- Gas C/H to Radiators via Combi Boiler
- Front & Rear Gardens
- Rear Access





Entrance Hall

Via a uPVC half frosted double glazed front door. Laminated flooring and Radiator. Stairs to first floor. Doors to:

Living Room

Laminated flooring, radiators, featured tiled wall, double glazed window to rear and double glazed patio door opening onto the garden. Leading to:

Kitchen

Comprising a range of matching refitted wall and base units, work surfaces over with inset one and a half bowl single drainer stainless steel sink unit with flexible mixer tap. A 5 ring gas hob with integrated electric oven and a overhead `Hotpoint` extractor hood over. Space and plumbing for washing machine, dishwasher, and dryer. Space for fridge/ freezer. Breakfast bar style island. Tiled floor. Radiator. Double glazed window to front. Part tiled walls. Wall mounted `Worcester combi boiler.

First Floor Landing

Carpeted flooring, airing cupboard for storage and loft access. Doors off to:

Bedroom One

Carpeted flooring, radiator. Double glazed windows to rear.

Bedroom Two

Single radiator. Storage cupboard. Double glazed windows to rear.

Bathroom

Comprising a panel enclosed bath with shower attachment and overhead watering can style shower. Low level W.C. Pedestal wash hand basin. Tiled walls and floor. Extractor fan. Wall mounted heated towel rail holder. Downlighters.

Front Garden

Laid to lawn with flower/plant beds to the side of the property with mature bushes and path to front door.

Rear Garden

Patio area with path, laid lawn with surrounding mature shrub and borders. Timber Storage shed. Gated rear access. Southerly facing rear garden.

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.