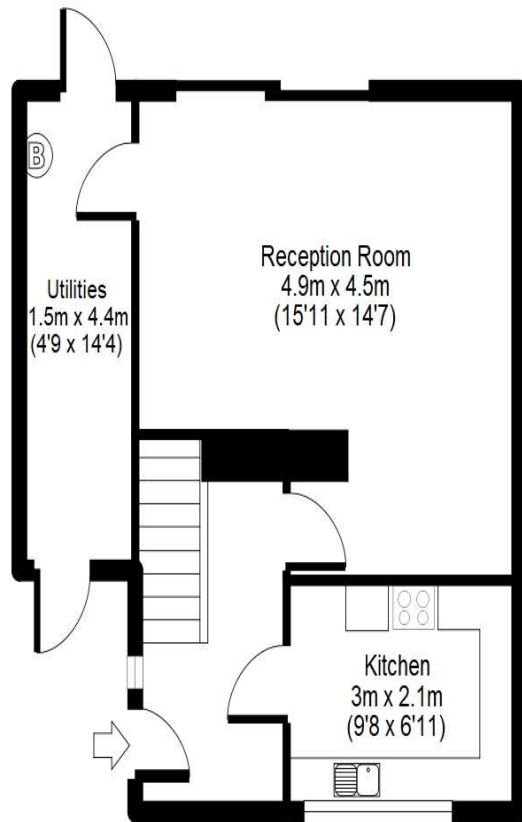
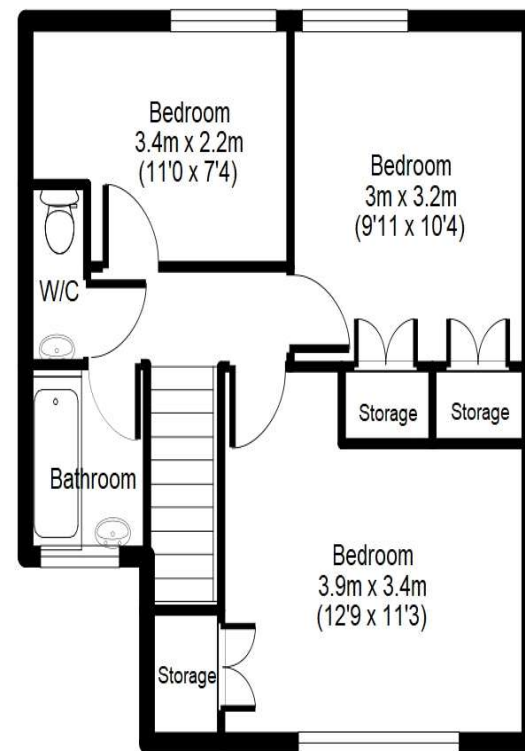


Coney Close, Hatfield, AL10

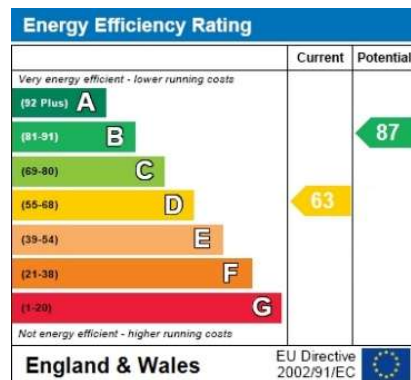
APPROX GROSS INTERNAL FLOOR AREA: 839 sq. ft / 78 sq. m



Ground Floor



First Floor



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.

Coney Close, Hatfield Leasehold

Price £325,000



A well-presented three bedroom house benefitting from two double and one large single bedroom within walking distance of the College Lane campus and Town Centre.

- Chain Free
- Entrance Hall
- Three Bedrooms
- Gas Central Heating to Radiators
- Kitchen
- UPVC Double Glazed
- Bathroom with Separate WC
- Front & Rear Gardens





Entrance Hall

uPVC double glazed front door with double glazed glass panels, radiator and carpeted stairs to first floor. Doors to kitchen and lounge

Kitchen

Comprising a range of fitted wall and base units with work surfaces over and single bowl single stainless steel sink unit with mixer tap. Part tiled walls. Free standing cooker and overhead extractor fan, plumbing for washing machine. Tiled flooring. Radiator. Double glazed window to front.

Lounge

Wood effect laminated flooring, radiator, double glazed sliding patio door opening onto the garden. Door opening onto utility room.

Utility Room

Dual aspect doors, wall mounted boiler, gas and electric meters cupboard.

First Floor Landing

Bedroom One

Built in cupboards / wardrobes. Radiator. Laminated flooring. Double glazed window to front.

Bedroom Two

Built cupboards / wardrobes. Radiator. Laminated flooring. Double glazed window to rear.

Bedroom Three

Built in single cupboard. Radiator. Laminated flooring. Double glazed window to front.

Bathroom

Vinyl flooring, Pedestal wash hand basin and panelled bath Part tiled walls. Extractor fan. Frosted double glazed window to rear.

Separate WC

Low level W.C. and hand wash basin. Lino flooring. Frosted double glazed window to rear. Skylight in ceiling.

Front Garden

Laid lawn.

Rear Garden

Crazy pathed patio area with laid lawn with hard standing to rear of garden ideal for a timber shed.

Agent's Note

Photos were taken previously before current let agreed.

Further Details

The property is Leasehold

Council Tax Band - Band C