

Price £270,000
Lemsford Road, Hatfield



- Brand new development
- Three bedrooms
- Built to a high specification
- Cul-de-sac location
- Parking
- Rear Garden

Luxury brand new development of a three bedroom end terrace town house situated close to Hatfield Town Centre, The Galleria Shopping Centre and the business park. Three double bed end of terrace town house with lounge, kitchen/dining room, ground floor cloakroom, en-suite shower room to master, family bathroom, allocated parking and a Southerly aspect rear garden.

<https://www.raineandco.com>



Lemsford Road, Hatfield

Lemsford Road, Hatfield, Plot 1 and Plot 3

General Specification

White UPVC windows and doors externally. White UPVC fascias and soffits. Fitted carpets to entrance hall, living room, dining room and bedrooms. 6 panel white internal doors throughout. Door ironmongery in chrome finish. Walls painted in magnolia and ceilings in white.

Your Kitchen

Kitchen units from Chippendale Kitchens in cream shaker style with brushed nickel effect handles and black worktops, tiled upstand. Stainless steel 1.5 bowl sink with water saving, chrome mixer tap. Fully integrated electric oven with gas hob and cooker hood extractor. Fully integrated washer dryer. Fully integrated dishwasher. Stainless steel freestanding fridge freezer. Walls painted in magnolia and ceilings in white. Ceramic floor tiled. LED down lights to ceilings.

Your Bathroom and en-suite

White sanitary ware with chrome finish fittings and water saving baths and showers. Showers feature an adjustable riser and multi-function handset in shower enclosures with clear glass shower screens. Ceramic floor tiles. Full height tiling to shower enclosures and bath area. One height tile above hand basin. Walls painted in magnolia and ceilings in white. Downlights to ceilings.

Electrical Features

Combined television and satellite outlet to living room, bedroom and main bedroom. Provision for internet broadband

For your Security

Burglar Alarm System. Security locks to all ground external doors and windows. Smoke Detectors and Heat Detectors.

Your Garden

Fenced garden with patio. Block paved parking and paths. Smoke Detectors and Heat Detectors.

Further Information

All the properties are finished to a high standard and completion is scheduled for September 2013. FOR FURTHER INFORMATION REGARDING SIZES AND SPECIFICATION PLEASE SPEAK TO A MEMBER OF OUR SALES TEAM.

Agent's Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.

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.

From June 2017, in line with 'The Money Laundering Regulations 2007' we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving license, nation identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.

GENERAL SPECIFICATION

White UPVc windows and doors externally
White UPVc fascias and soffits
Fitted carpets to entrance hall, living room, dining room and bedrooms
6 panel white internal doors throughout
Door ironmongery in chrome finish
Walls painted in magnolia and ceilings in White

YOUR KITCHEN

Kitchen units from Chippendale Kitchens in cream shaker style with brushed nickel effect handles and black worktops, Tiled upstand
Stainless steel 1.5 bowl sink with water saving, chrome mixer tap
Fully Integrated electric oven with Gas hob and cooker hood extractor
Fully integrated washer dryer
Fully Integrated Dishwasher
Stainless Steel freestanding fridge freezer
Walls painted Magnolia and ceilings in White
Ceramic floor tiled
LED down lights to ceilings

YOUR BATHROOM AND EN SUITE

White sanitary ware with chrome finish fittings and water saving baths and showers
Showers feature an adjustable riser and multi-function handset in shower enclosures with clear glass shower screens.
Ceramic floor tiles
Full height tiling to shower enclosures and bath area. One height tile above hand basin
Walls painted in magnolia and ceilings in White
Downlights to ceilings

ELECTRICAL FEATURES

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Provision for internet broadband

FOR YOUR SECURITY

Burglar Alarm System
Security locks to all ground external doors and windows
Smoke detectors and Heat Detectors

YOUR GARDEN

Fenced garden with patio
Block paved parking and paths
Smoke detectors and Heat Detectors