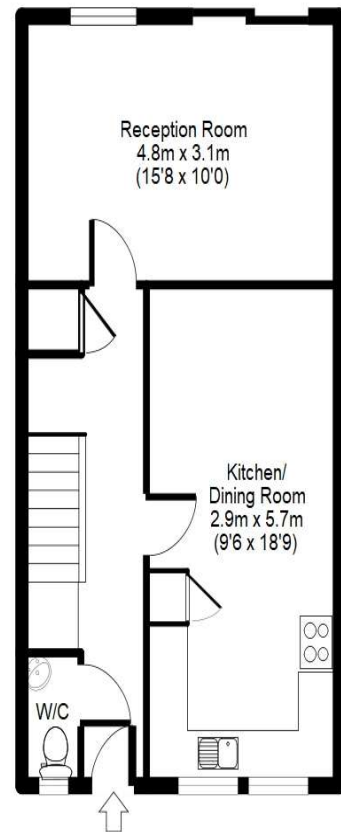
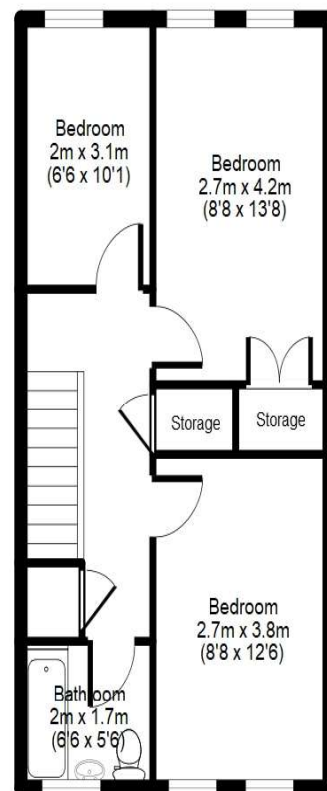


## St Etheldredas Drive, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 894 sq. ft / 83 sq. m

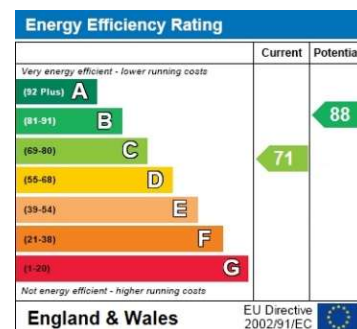


Ground Floor



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.

## St Etheldredas Drive, Hatfield Freehold

Price £360,000



CLOSE TO TRAIN STATION. Mid terraced house situated between Hatfield Town Centre and the train station within a cul-de-sac location. The property requires some modernisation which has already been reflected within the competitive asking price.

- Close to Train Station
- Three Bedrooms
- Lounge
- Kitchen / Dining Room
- Own Drive
- Southerly Aspect Rear Garden





## Storm Porch

Exterior light. Part glazed front door to:

## Entrance Hall

Entrance Hall: Stairs to first floor with understairs storage cupboard and area, Radiator. Wood effect veneer flooring. Doors to lounge, kitchen/dining room and:

## Ground Floor Cloakroom

Comprising a Low level W.C. Corner wash hand basin. Tiled walls. Tiled floor. Frosted leaded light effect double glazed window to front.

## Lounge

Two radiators. Wood veneer effect flooring. Double glazed window to rear. Double glazed patio door to rear garden.

## Kitchen / Dining Room

Comprising a range of wall and base units with work surfaces over and inset single bowl single drainer sink unit with mixer tap. Part tiled walls. Gas and electric cooker points. Space for upright/freezer. Plumbing for washing machine and dishwasher. Radiator. Part tiled part wood veneer effect flooring. Two leaded light effect double glazed windows to front.

## First Floor Landing

Two storage cupboards. Access to loft. Doors to:

## Bedroom One

Radiator. Two leaded light effect double glazed windows to front.

## Bedroom Two

Built in double cupboard. Radiator. Two double glazed windows to rear.

## Bedroom Three

Radiator. Double glazed window to rear.

## Bathroom

Comprising a panel enclosed bath with separate electric shower unit over. Pedestal wash hand basin with mixer tap. Low level W.C. Tiled walls. Radiator. Frosted double glazed window to front.

## Front Garden

Mainly brick paved providing off street parking for one/two cars.

## Rear Garden

Approx 33'9. Southerly aspect with a paved patio area. Laid to lawn. Timber garden shed. Rear pedestrian gated access.

## Further Details

The property is Freehold

Council Tax Band - Band D