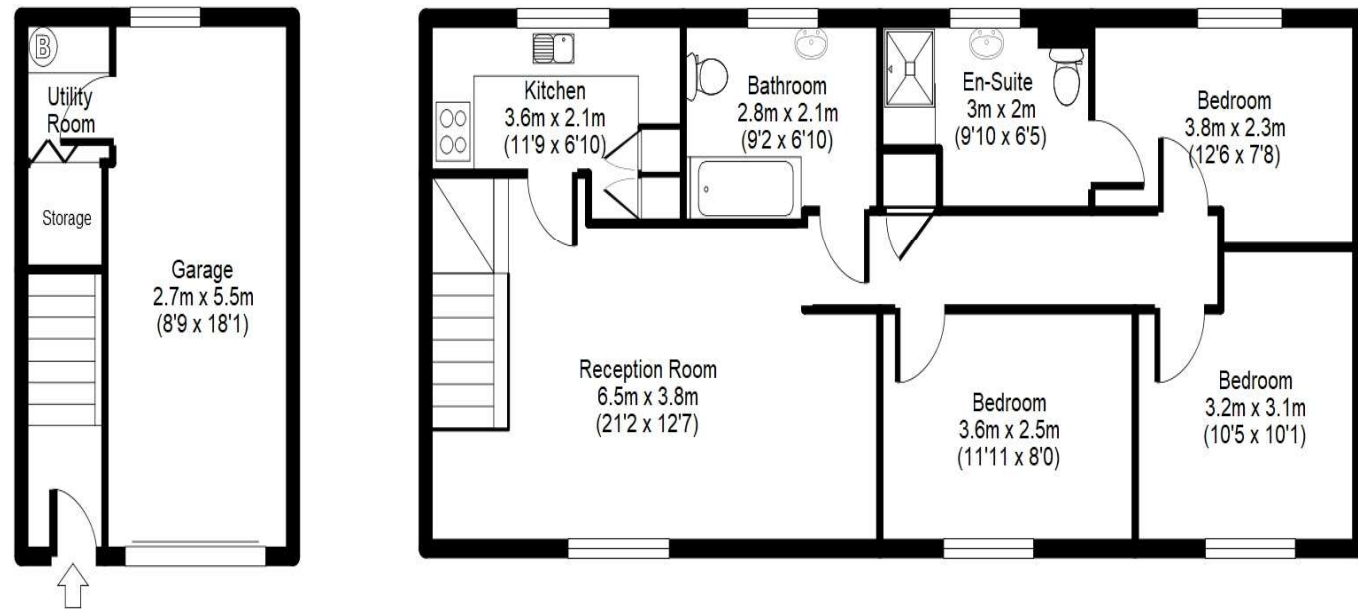


## Dragon Road, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1008 sq. ft / 94 sq. m incl Garage



Ground Floor Entrance

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## Dragon Road, Hatfield Freehold

Price £315,000



PERFECT HMO BUY TO LET PROPERTY. Located within the Salisbury Village area of Hatfield close to local shops, the business park and The University of Hertfordshire De Havilland Campus.

- First (top) Coach House
- Three Bedrooms
- En-suite to Main Bedroom
- Lounge/Dining Room
- Fitted Kitchen with Appliances
- Family Bathroom
- Utility Room
- Garage & Forecourt Parking







## Entrance Hall

Via a half frosted double glazed multi paned effect front door. Double radiator. Stairs to first floor and:

## Lounge / Dining Room

Double radiator. Two double glazed multi paned effect windows to front. Opening to inner hallway. Panelled effect door to:

## Kitchen

Comprising a range of matching wall and base units, some with glazed fronts and built in wine racks. Work surfaces over with inset single drainer, one and a half bowl ceramic sink unit with mixer tap. Part tiled walls. Built in gas hob with oven under and overhead filter hood. Built in concealed fridge/freezer and dishwasher. Tiled floor. Double glazed multi paned effect window to rear.

## Inner Hallway

Storage cupboard. Access to oft. Panelled effect doors to:

## Bedroom One

Single radiator. Double glazed multi paned effect window to rear. Panelled effect door to:

## En-Suite Shower Room

Comprising a fully tiled double shower cubicle with glazed screens, door and power shower. Low level W.C. Pedestal wash hand basin with mixer tap. Downlighters. Extractor fan. Single radiator. Double glazed frosted multi paned effect window to rear.

## Bedroom Two

Single radiator. Double glazed multi paned effect window to front.

## Bedroom Three

Single radiator. Double glazed multi paned effect window to front.

## Bathroom

Comprising a panel enclosed bath with central mixer tap. Low level W.C. Pedestal wash hand basin with mixer tap. Down lighters. Extractor fan. Single radiator. Double glazed frosted multi paned effect window to rear.

## Garage

Metal up and over door. Light and power. Double glazed multi paned effect window to rear. Panelled effect door to:

## Utility Room

Comprising a work surface with space under for washing machine with plumbing. Part tiled walls. Single radiator. Wall mounted boiler. Under stairs storage cupboard.

## Parking

Allocated forecourt parking in front of garage.

## Lease Details

Service Charge: TBC

Ground Rent: TBC

Lease: 107 Years

## Agent's Note

The owner obtained planning permission in August 2022 (6/2022/1398/HOUSE) for a loft conversion to create an additional two bedrooms. Should this be of interest to potential purchasers we recommend that you take professional advice to clarify this.

## Further Details

The property is Freehold

Council Tax Band - Band D