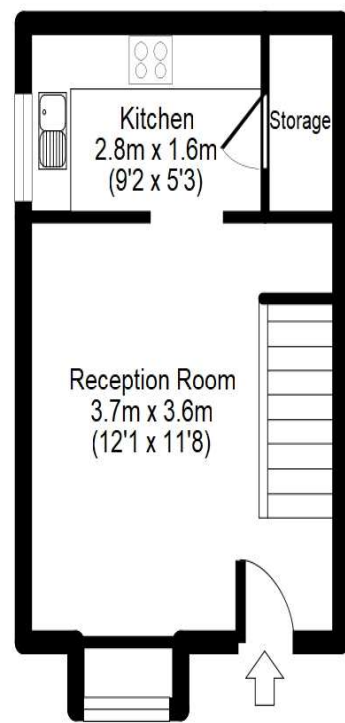
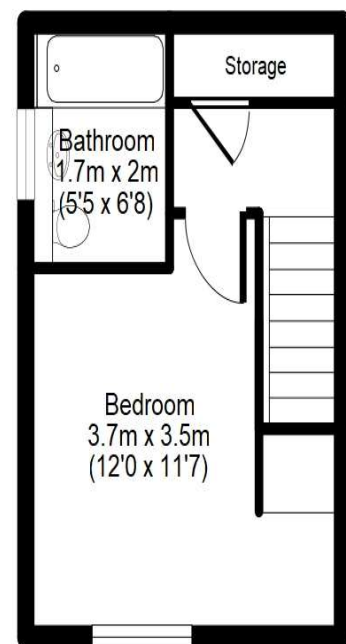


## Hanover Walk, Hatfield, AL10

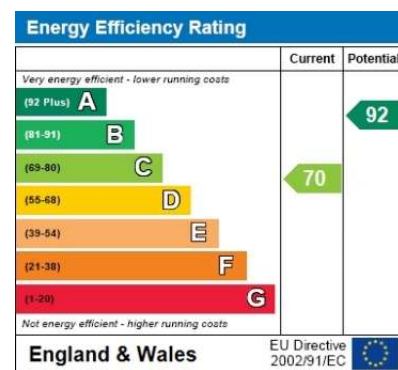
APPROX GROSS INTERNAL FLOOR AREA: 416 sq. ft / 39 sq. m



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 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.

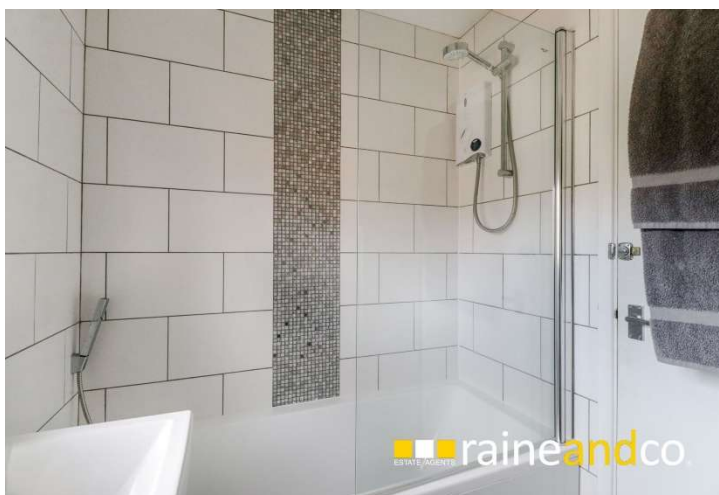
## Hanover Walk, Hatfield Freehold Price £265,000



Ideal for first time buyers. One bedroom semi-detached cluster house. No service charge or ground rent. Front and side gardens. CHAIN FREE.

- Freehold Semi Detached
- Cluster Home
- Front and Side Gardens
- Storage Heating
- Allocated Parking Bay
- Chain Free





## Entrance Hall

uPVC composite front door with decorative obscure panels, and carpeted flooring.

## Lounge

Carpeted flooring, electric wall mounted storage heater and double glazed bay window to the front. Stairs to first floor landing.

## Kitchen

A selection of wall and base units with under lighting, work surfaces over with a single drainer sink and mixer tap. A 4 ring electric hob with electric oven, over overhead concealed extractor and space for a under counter fridge/freezer and plumbing for a washing machine. Double glazed obscure glass window to side. Vinyl flooring. Storage cupboard/larder.

## First Floor Landing

Carpeted flooring and storage cupboard,

## Bedroom One

Carpeted flooring, double glazed window to the rear, storage heater and enclave with hanging clothes rails. Loft access.

## Bathroom

A modern contemporary bathroom fully tiled incorporating a white panelled bath with mixer tap and hand held shower attachment. Wall mounted `Mira` power shower with shower attachment. A mounted hand wash basin with mixer tap and vanity cabinet. Low flushing WC, extractor fan and double glazed obscure glass window.

## Outside

Attached external storage cupboard with electricity meter and electric points. Front and side gardens with laid lawn and path to front entrance, secluded by evergreen hedges.

## Parking

Allocated parking bay for one vehicle and visitor parking.

## 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.**