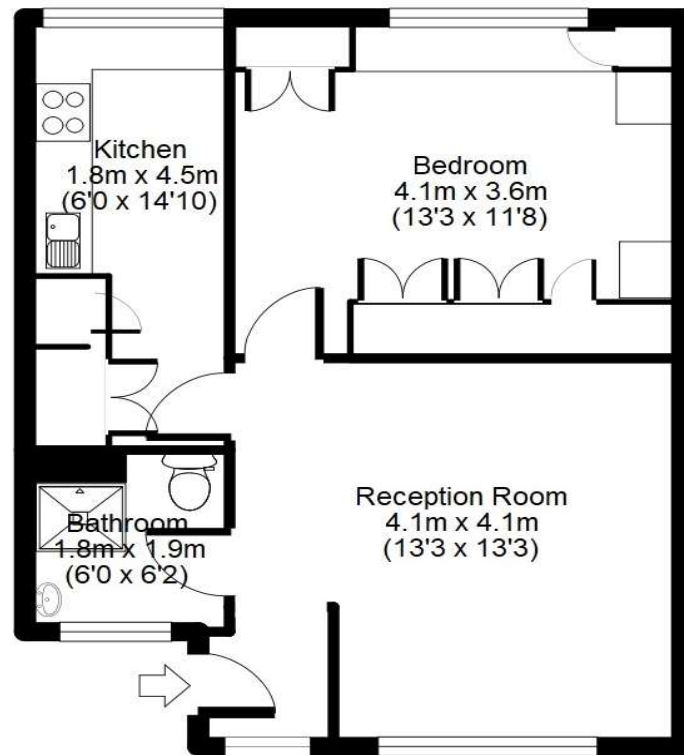
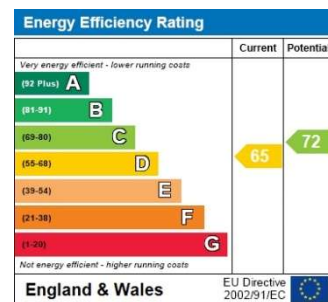


## Comet Road, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 462 sq. ft / 43 sq. m



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.

## Comet Road, Hatfield Leasehold Price £240,000



RARE FLAT WITH GARDEN, GARAGE & DRIVE. This purpose built first (top) floor end of terrace flat is situated in a cul-de-sac location close to The Galleria Shopping Centre, The Hatfield Business Park & Hatfield Town Centre.

- First (Top) Floor Flat
- End of Terrace
- One Bedroom
- Living Room
- Kitchen with Hob & Oven
- Shower Room
- Own Garden
- Garage & Drive
- Low Service Charge
- Chain Free





## Entrance Porch

Via stairs from garden. Exterior lighting. Part frosted double glazed front door to:

## Entrance Area

## Living Room

Two double radiators. Wood effect flooring. Feature brick wall with display shelf and arch above. Hatch to loft via ladder with light and housing boiler. Double glazed window to front. Doors to:

## Kitchen

Comprising a range of refitted wall and base units with work surfaces over and inset single drainer, single bowl stainless steel sink unit with mixer tap. Part tiled walls. Built in electric hob with oven under and overhead concealed filter hood. Built in concealed upright fridge/freezer. Plumbing for washing machine. Double radiator. Double airing cupboard. Tiled floor. Double glazed window to rear.

## Bedroom

Range of fitted wardrobes to two walls and matching built in drawers. Bedspace with cupboards under and bedside cabinets. Wood effect flooring. Double radiator. Double glazed window to rear.

## Shower Room

Comprising a fully tiled shower cubicle with glazed screens, door and shower. Low level W.C. Pedestal wash hand basin. Tiled walls. Heated chrome effect towel rail. Tiled floor. Frosted double glazed window to front.

## Garden

Approx. 27'8 x 18'8. Accessed via gate from side passage. Part brick walls, part fenced. Paved with central slate area and flower beds to borders. Stairs to entrance porch with understairs storage recess and built in cupboard with electricity meter, light and power.

## Single Garage & Parking

located underneath the property with metal up and over door. Light and power. Gas meter. Personal door to side passage. Fore court parking.

## Lease

Please note the Garage and flat are on separate leases.

## Further Details

The property is Leasehold  
Council Tax Band - Band B

**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.**