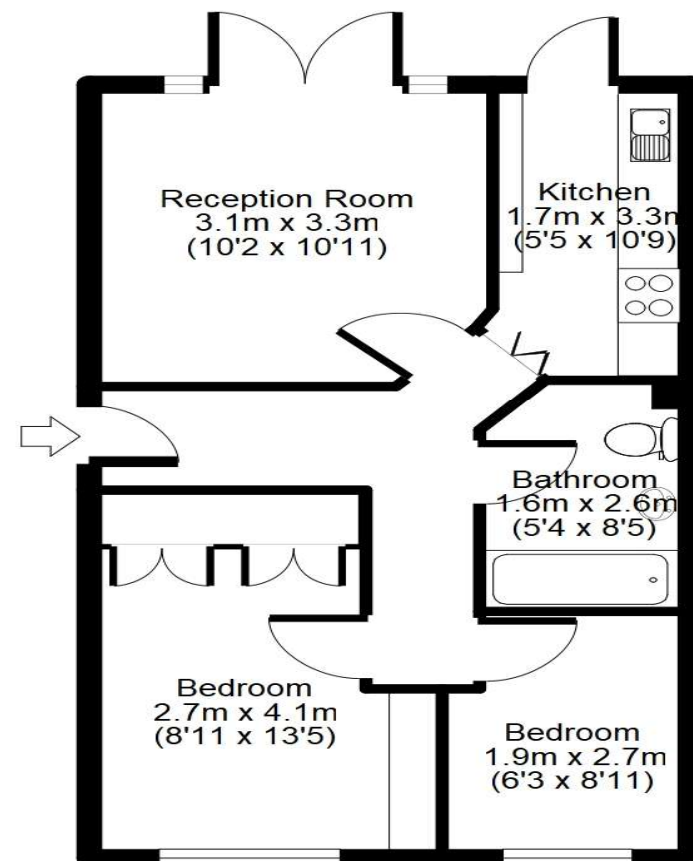
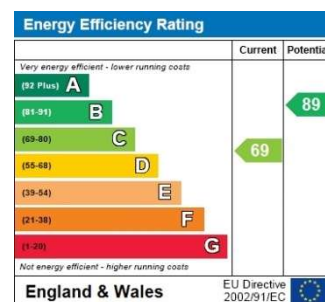


Rickfield Close, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 430 sq. ft / 40 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.

Rickfield Close, Hatfield Freehold

Price £280,000



SEMI DETACHED BUNGALOW IN CUL-DE-SAC. Situated within a cul-de-sac location on the edge of the Birds and Trees area midway between the town centre and Highview shops

- Semi Detached Bungalow
- Two Bedrooms
- Cul-de-Sac Location
- Living Room
- Fitted Kitchen
- Bathroom with Shower
- Fully Double Glazed
- Gas C/H to Radiators via Combi Boiler
- Front & Westerly Aspect Rear Garden





Entrance Hall

Via a part frosted double glazed front door. Access to loft housing a wall mounted combi boiler. Panelled effect doors to:

Living Room

Double radiator. Double glazed French doors to rear garden with matching full length side windows.

Kitchen

Comprising a range of matching refitted wall and base units, some with glazed fronts and work surfaces over with inset single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Space for cooker with gas point and concealed extractor fan over. Plumbing for washing machine. Space for under counter fridge. Tiled floor. Single radiator. Frosted double glazed door to rear garden.

Bedroom One

Two fitted double wardrobes and matching dressing table with cupboards over. Single radiator. Double glazed windows to front.

Bedroom Two

Single radiator. Double glazed windows to front.

Bathroom

Comprising a panel enclosed bath with electric shower unit over. Low level W.C. Pedestal wash hand basin. Part tiled walls. Extractor fan. Single radiator. Downlighters.

Front Garden

Laid to lawn with a central flower bed and mature bushes. Flower beds to the side of the property with mature bushes and path to front door. Exterior lighting.

Rear Garden - Approx 37'2

Westerly aspect. Mainly paved with a retaining walls and steps with a handrail rising to the subsequent tiers. Gravelled area and matures shrubs and bushes. Cold water tap. Exterior power point. Summer House. Gated pedestrian access to side.

Parking

Communal parking area located to rear.

Further Details

The property is Freehold

Council Tax Band - Band C