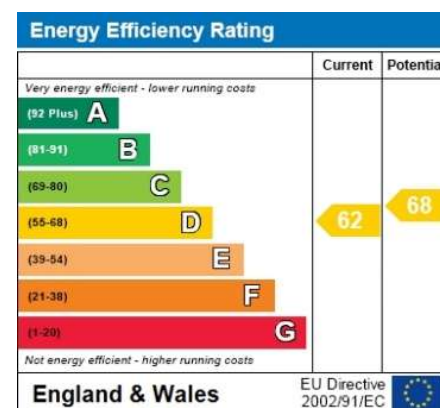
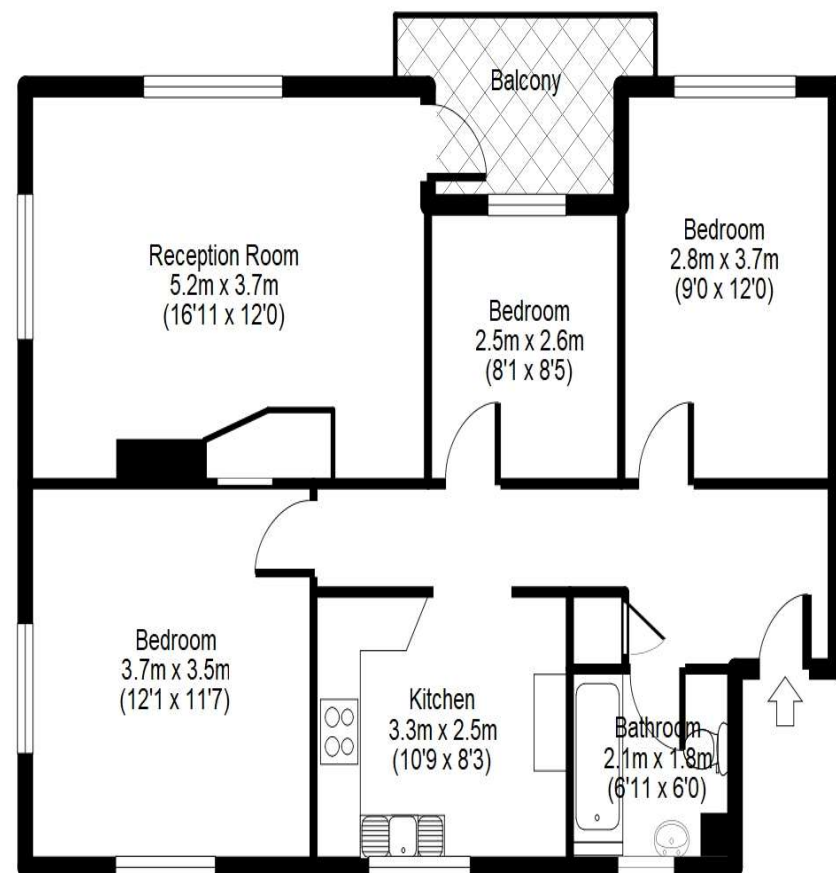


Talbot Road, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 752 sq. ft / 70 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 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.

Talbot Road, Hatfield Leasehold Price £275,000



SECOND (TOP) FLOOR FLAT. Purpose built flat situated on the edge of the convenient Birchwood area close local shops, Tesco's supermarket, The Hatfield Business Park and The Birchwood Leisure Centre.

- Second (Top) Floor Flat
- Three Bedrooms
- Dual Aspect Lounge/Dining Room
- Refitted Kitchen with Hob & Oven
- Refitted Bathroom with Shower
- Southerly Westerly Aspect Balcony
- External Double glazing
- Gas C/H to Radiators
- Access to Loft
- Exterior Ground Floor Brick Shed





Communal Entrance Hall

Via entry-phone system. Stairs to second floor.

Entrance Hall

Storage cupboard. Double radiator. Wood effect veneer flooring. Access to loft via a pull-down ladder. Panelled effect doors to:

Lounge / Dining Room

Double radiator. Wood effect veneer flooring. Wood Dual aspect with double glazed windows to front and side. Double glazed door to:

Balcony

South westerly aspect. Iron railings.

Kitchen

Comprising a range of refitted wall and base units with work surfaces over and insert single bowl, double drainer stainless steel sink unit with mixer tap. Part tiled walls. Built in Electric hob with oven under and overhead filter hood. Space for upright fridge/freezer. Plumbing for washing machine and dishwasher. Wall mounted boiler. Tiled floor. Double glazed window to side.

Bedroom One

Built in single cupboard. Double radiator. Wood effect veneer flooring. Dual aspect with double glazed windows to front and side.

Bedroom Two

Fitted double wardrobe with bed space and matching cupboards over. Double radiator. Wood effect veneer flooring. Double glazed window to side.

Bedroom Three

Double radiator. High level cupboards. Wood effect veneer flooring. Double glazed window to side.

Bathroom

Comprising a panel enclosed bath with mixer tap and shower unit over. Low level W.C. Vanity unit with wash hand basin, mixer tap and cupboards under. Tiled walls. Heated chrome effect towel rail. Frosted double glazed window to side.

Exterior

Brick built storage shed located on the ground floor to the rear.

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.