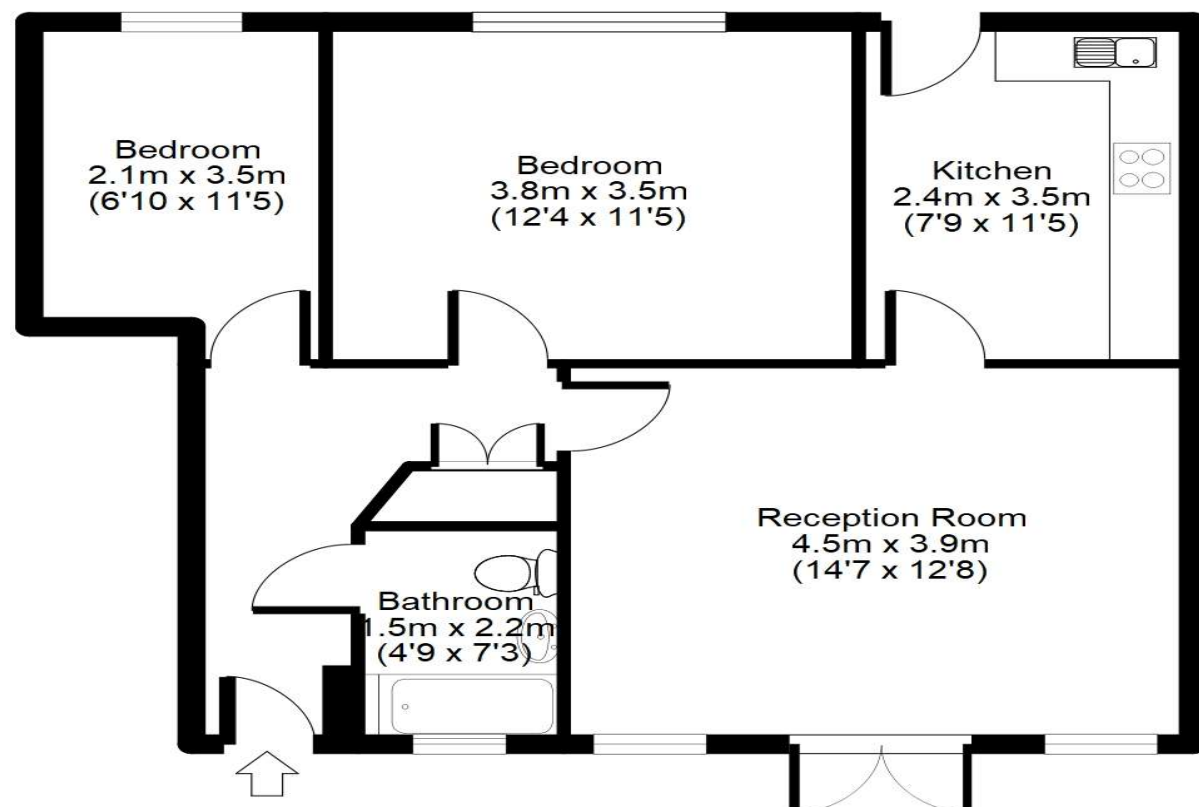


Cornerfield, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 600 sq. ft / 56 sq. m



For identification purposes only
Measurements are approx and not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	75	76
(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	

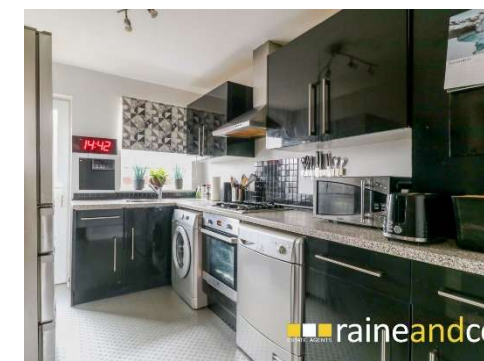
THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of 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.

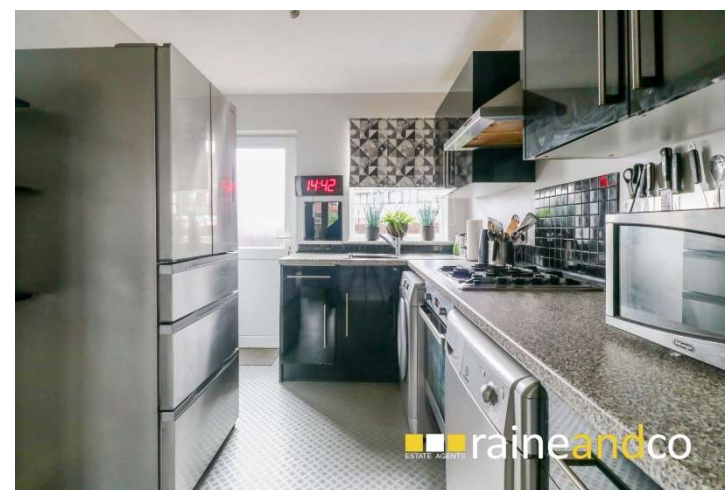
Cornerfield, Hatfield Leasehold Price £290,000



CHAIN FREE. A beautifully presented spacious TWO BEDROOM ground floor maisonette with PARKING and its own private GARDEN. The property is situated within 0.9 miles from Hatfield Train Station. Close to shops and local services.

- Chain Free
- Ground Floor Maisonette
- Two Bedrooms
- No Service Charge
- Garden and Storage Shed
- Parking for Two Vehicles
- Close to Shops
- 0.9 Miles from Hatfield Train Station
- 102 Year Lease





Entrance

Own private uPVC double glazed front door opening onto:

Hall

Laminated wooden effect flooring, radiator, large storage cupboard and doors off to

Living Room

Carpeted flooring, radiator, dining and living areas and two double glazed windows to front and double doors opening onto garden area.

Door off to kitchen.

Kitchen

Vinyl flooring. A selection of wall and base units, work tops, stainless steel drainer sink, splashback tiles, 4 ring electric hob, overhead concealed extractor, electric integrated oven, plumbing and space for washing machine, and dishwasher. Encased housing for Logic combination boiler. Space for large fridge/freezer. Double glazed door and window to rear.

Bedroom One

Carpeted flooring, radiator, and double glazed windows to rear.

Bedroom Two

Carpeted flooring, radiator, and double glazed windows to rear.

Bathroom

Ceramic floor tiling, part tiled walls, white panelled bath with mixer taps and shower attachment and screen, pedestal hand wash basin with mixer tap, low flushing WC and extractor fan. Double glazed obscure window to front.

Externally

Benefits from its own private wrap around garden with a laid lawn and shrub borders, parking to the rear of the property. Wooden storage shed located to side. Easy access to shops and services. Located 0.9 miles from Hatfield Train Station.

Further Details

The property is Leasehold

Council Tax Band - Band B