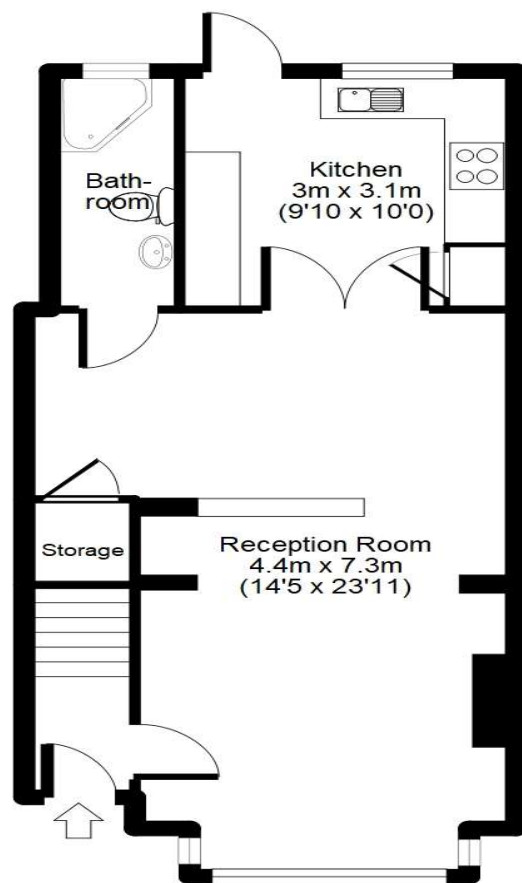
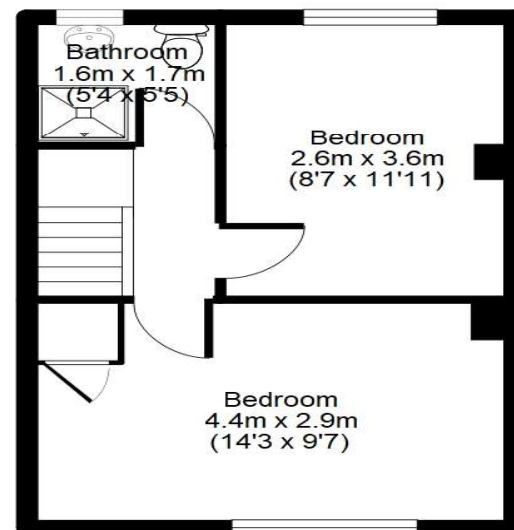


Heathcote Avenue, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 774 sq. ft / 72 sq. m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Heathcote Avenue, Hatfield Freehold Price £410,000



Impressively presented EXTENDED HOUSE IN BIRCHWOOD AREA. Mid terraced house situated within this convenient location close to local shops, schools, supermarkets, and The Hatfield Business Park.

- Extended Mid Terraced House
- Beautifully Presented
- Two Bedrooms
- Lounge & Dining area
- Refitted Kitchen
- Ground Floor Shower Room
- First Floor Bathroom
- Off Street Parking
- South Easterly Facing Rear Garden
- Rear Access





Entrance Hall

Via a double glazed obscure front door. Laminate flooring. Carpeted stairs to first floor. Wall mounted Yale alarm. Panel glazed door to lounge:

Lounge and Dining Area

Laminated flooring, a selection of double and single radiators, alcoves for cabinets double glazed window to front. Opening directly on to the partitioned dining area with under stairs storage cupboard and double doors off to:

Kitchen

Comprising a range of refitted matching wall and base units with work surfaces over with inset single drainer one and a half bowl stainless steel sink unit and mixer tap. Part tiled walls. Built in 4 ring gas hob with stainless steel effect filter hood over, integrated oven, fridge/freezer and plumbing for washing machine. Housed wall mounted combination boiler. Tiled flooring. Heated chrome effect towel rail. Double glazed window and door to rear.

Ground Shower Room

Comprising of an oval corner bath with shower attachment, low level W.C. pedestal hand wash basin with mixer tap. Part tiled walls. Tiled floor. Extractor fan. Heated towel rail holder. Frosted double glazed window to rear.

First Floor Landing

Carpeted flooring. Access to loft. Doors to:

Bedroom One

Carpeted flooring and radiator. Double glazed window to front.

Bedroom Two

Carpeted flooring and radiator. Double glazed window to rear.

Shower Room

Comprising of an enclosed shower with `Triton` power shower and attachment, low level W.C., semi pedestal hand wash basin with mixer tap. Fully tiled floor and walls. Extractor fan. Heated chrome effect towel rail. Frosted double glazed window to rear.

Front Garden

Brick paved driveway providing off street parking.

Rear Garden

South Easterly aspect with patio area and laid lawn and path to rear access gate. Timber shed.

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.