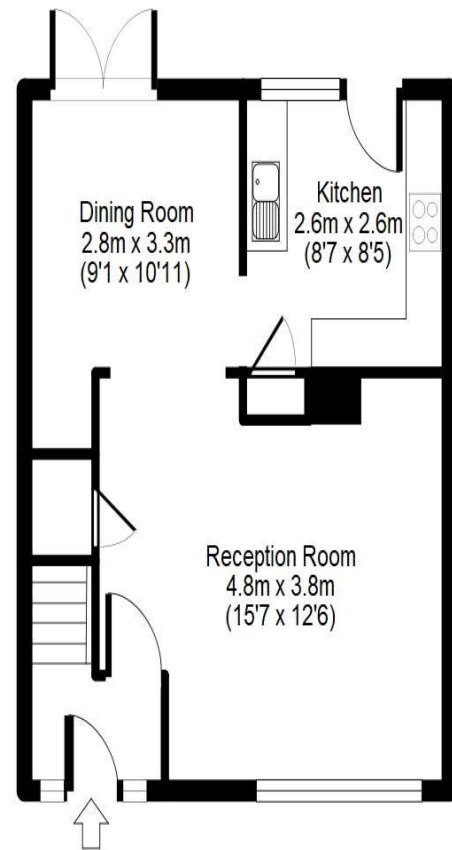
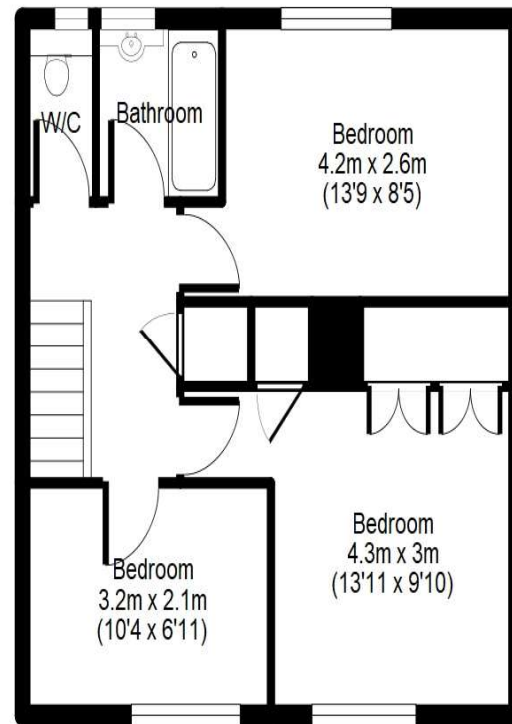


Foxglove Close, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 799 sq. ft / 74 sq. m

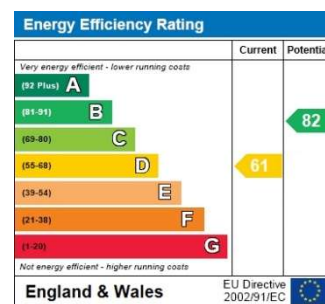


Ground Floor



First Floor

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.

Foxglove Close, Hatfield Freehold

Price £355,000



OPEN DAY 20TH SATURDAY. WELL PRESENTED THREE BED FAMILY HOME WITH PLEASANT OUTLOOK. Three-bedroom terraced house is situated within the Oxlease area of Hatfield and within walking distance of local schools, Hatfield Town Centre, and Hatfield Train Station.

- Terraced House
- Three Bedrooms
- Close to Train Station
- Family Home
- Separate W/C
- Pleasant Outlook to Front
- Gas Central Heating to Radiators - HIVE
- Low Maintenance to Front Garden





Entrance Hall

Via uPVC double glazed front door with double glazed glass panels. Stairs to first floor. Double radiator. Wood effect flooring. Panelled door leading to:

Lounge

Radiator, feature fireplace with gas flame effect fire, wood effect surround. Understairs storage cupboard. Double glazed window to front. Arch leading to:

Kitchen with Dining Area

Comprising a range of wood effect wall and base units. Inset single drainer one and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. concealed overhead filter. Space for fridge, and oven. Plumbing for washing machine. Built in larder. open cupboard. Single radiator. Carpet flooring. Double glazed window and door to rear garden. Double glazed French doors to rear garden.

First Floor Landing

Airing cupboard. Panelled doors to:

Bedroom One

Radiator. Double glazed window to front.

Bedroom Two

Fitted wardrobes to one wall also housing a wall mounted boiler. Double radiator. Double glazed window to rear.

Bedroom Three

Single radiator. Double glazed window to front.

Bathroom

Vinyl flooring, single radiator, pedestal wash hand basin with cupboards under, Bath with showerhead attachment, Tiled walls. Frosted double glazed window to rear.

Separate WC

Low level W.C with concealed cistern. Frosted double glazed window to rear.

Front Garden

Low maintenance front garden. Access to green.

Rear Garden

Paved patio area with steps and path to end. Tiered lawn with flower beds to borders. Gated side access. Brick garden sheds. Cold water tap. Exterior lighting.

Parking

On-street parking

Material Information

Part A:
Council Tax Band: C Amount £:1920
Freehold

Part B
Type: Terraced
Physical Characteristics: Brick Construction, felt roof.
Construction Type: Brick.
Rec Rooms: 1 Bedrooms: 3 Bathrooms: 1 Kitchens: 1
Parking: 0 Garage: 0 Off Street 0 On Street: Yes
Are the following Services connected:
Electricity Yes Renewable / Batteries No
Gas Yes Water Yes
Telephone Yes Broadband Yes
Drainage Yes Does the property have Central Heating Yes
What Fuel does it use: Gas

Part C
Are there any known safety issues: No If Yes What:
Has the property been adapted for accessibility: No
Is the property in a Conservation area: No
Is the property a listed building: No
Are there any planning applications, which of a
pproved would affect the property: No
Is the access road made up and adopted: No
Is the property affected by any rights of way: No
Are there any proposals or disputes which affect
the property (either with an individual or public body): No
Are there any shared or communal facilities: No
Are there any covenants affecting the property: No
Are there any preservation orders affect the property: No
Has the property been extended: No
Was planning permission granted: No
Did it comply with Building Regs: No
copies of the planning permission available: No
What was the date of the extension: No
Have you carried out any alteration to the property: No
Is there any coastal erosion risk: No
Has there been any mining in the area: No
Has Japanese Knotweed ever been identified at
the property or adjoining land: No

Other:
To your knowledge is there anything else that has occurred at the property that would affect the
transactional decision of the average buyer: No

Are there any material issues with the property that any potential should be aware of: No

Further Details

The property is Freehold

Council Tax Band - Band C