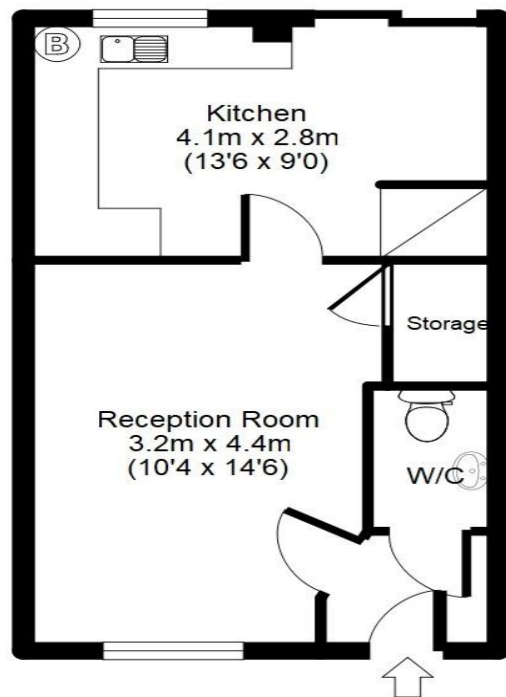
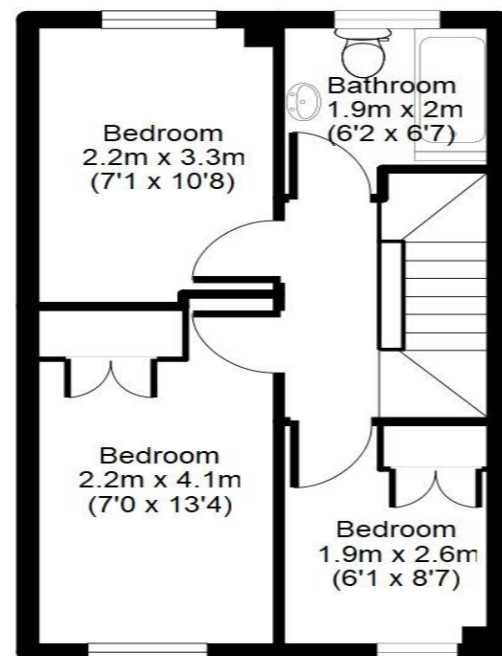


Nimrod Drive, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 634 sq. ft / 59 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		72	
(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	

For identification purposes only
Measurements are approx and not to scale

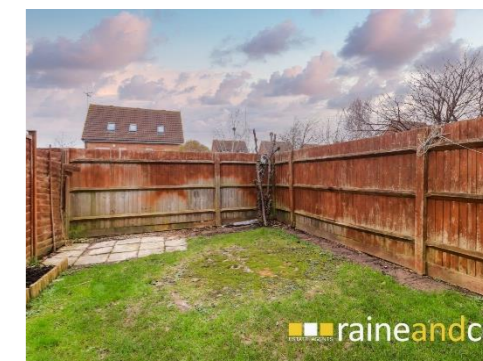
THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of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

Nimrod Drive, Hatfield Freehold Offers in Excess of £329,995



CHAIN FREE. Modern THREE BEDROOM End of Terraced house is conveniently situated in Salisbury Village. Front and rear gardens and parking bay.

- Chain Free
- Freehold
- 3 Bed End of Terrace
- Family Bathroom
- Rear Garden
- Allocated Parking Bay





Entrance Hall

Panelled door and double glazed obscure windows. Carpeted flooring leading to

Ground Floor WC

Tiled flooring, radiator. low flushing WC and wall mounted hand wash basin.

Lounge

Laminated flooring, radiator. Double glazed window to front. Under stairs storage cupboard housing gas and electric meters.

Kitchen

A spacious kitchen with laminated flooring, a good selection of fitted wall and base units with work surfaces over and single bowl single drainer stainless steel sink with mixer tap, splash back tiles. A 4 ring electric hob and integrated oven and overhead extractor filter hood. Space for washing machine and dishwasher. Space for fridge/ freezer. WORCESTER wall mounted boiler. Double glazed window to rear with a double glazed patio doors opening onto the garden. Wooden stairs to first floor

First Floor Landing

Carpeted flooring. Lost access. Doors to:

Bedroom One

Carpeted flooring, radiator, double glazed window to front. Built in cupboards.

Bedroom Two

Carpeted flooring, radiator and double glazed window to rear.

Bedroom Three

Carpeted flooring, radiator and double glazed window to front. Built in cupboards.

Bathroom

Vinyl flooring. Radiator, part tiled walls with white panel bath, pedestal wash hand basin, Low level W.C. Frosted window to rear.

Front and Rear Garden

To the front there is a low maintenance garden with gravel beds and shubs. A low maintenance rear garden with large patio area to accommodate table and chairs laid lawn with side access. Outside water tap.

Further Details

The property is Freehold

Council Tax Band - Band D