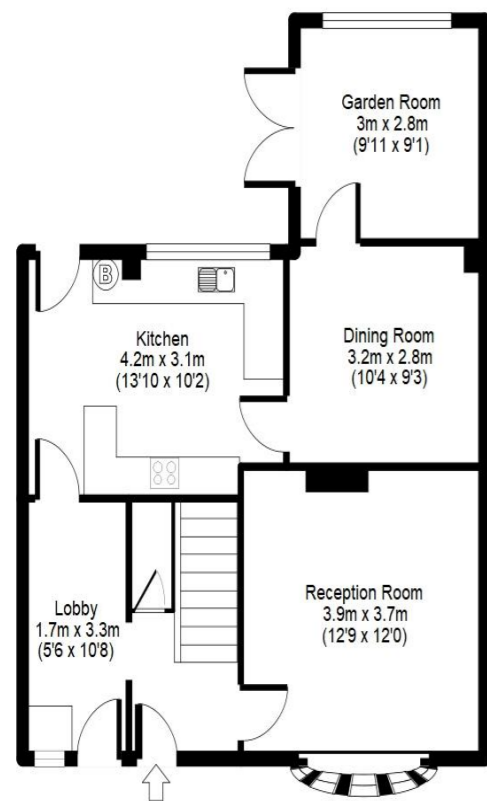
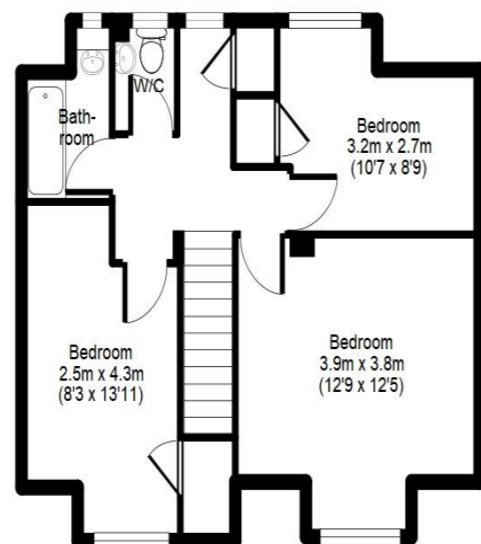


Cloverland, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1080 sq. ft / 100 sq. m



Ground Floor



First Floor

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			85
(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	

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.

Cloverland, Hatfield Freehold Guide Price £400,000



CHAIN FREE. A larger than average 3/4 bedroom mid terrace house situated in a sought after quite cul de sac location overlooking a green.

- Cul De Sac Location
- Overlooking a Green
- Two/Three Receptions
- Spacious Kitchen
- Utility Room/ Office Space
- Three/Four Good Size Bedrooms
- Bathroom & Separate WC
- Gas C/H to Radiators
- Front & Rear Gardens
- Chain Free





Front Entrance & Hallway

uPVC double glazed front door, double glazed window, and wooden effect flooring. Doors off to

Reception One

A bright and airy room with carpeted flooring, double glazed bay window to front aspect, and radiator. Wired smoke alarm.

Utility Room

uPVC double glazed front door, frosted double glazed obscure window to front. Radiator. Tiled flooring. Wired smoke alarm. Door off to

Kitchen

A good selection of matching fitted wall and base units with work surfaces over and splash back tiles. A one and a half bowl enamel sink unit with mixer tap. A integrated electric oven and 4 ring electric hob with overhead extractor hood. A wall mounted `Baxi` boiler. Space and plumbing for under counter washing machine and dishwasher. Under stairs storage cupboard. Double glazed window overlooking garden. Radiator. Tiled flooring. Wired smoke alarm. Door off to

Reception Two

Carpeted flooring and radiator. Wired smoke alarm. Door off to

Reception Three/ Bedroom Four

Carpeted flooring, radiator, double glazed window to rear and double glazed doors to side.

First Floor Landing

Carpeted flooring. Double glazed window to rear. Storage cupboard. Doors off to

Bedroom One

Laminated flooring. Fitted storage system with curtains rail and curtains. Radiator. Double glazed window to front.

Bedroom Two

Laminated flooring. Radiator. Double glazed window to front. Built in storage. Access to loft.

Bedroom Three

Carpeted flooring. Radiator. Double glazed window to rear. Built in storage.

Bathroom

Comprising of panelled bath with handheld shower attachment and `Triton` shower with wall mounted thermostatic shower controls. Shower screen. Pedestal hand wash basin with mixer tap. Heated towel rail. Extractor fan. Tiled flooring. Part tiled walls. Frosted double glazed window to rear.

Separate WC

Low level WC. Laminated flooring. Frosted double glazed window to rear.

Front Garden

Paved area with steps and path leading to laid lawn. Hedged borders. Two carriage style exterior lights.

Rear Garden

Paved patio area ideal for entertaining friends and family. Steps leading up to up to laid lawn. Outside water.

Further Details

The property is Freehold
Council Tax Band - Band D

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.