

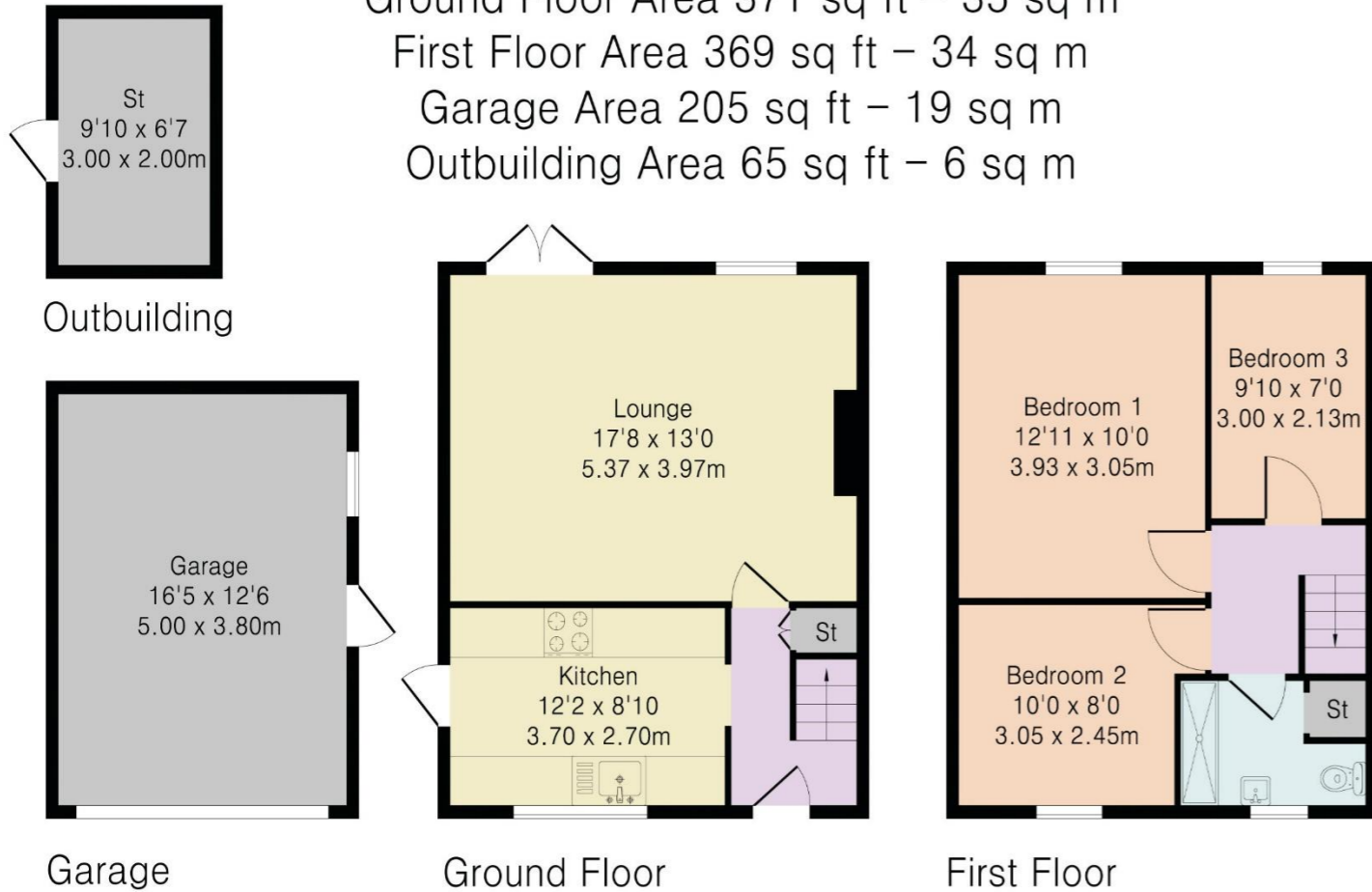
Approximate Gross Internal Area 1010 sq ft - 94 sq m

Ground Floor Area 371 sq ft – 35 sq m

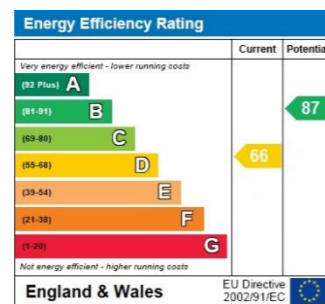
First Floor Area 369 sq ft – 34 sq m

Garage Area 205 sq ft – 19 sq m

Outbuilding Area 65 sq ft – 6 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

Hare Lane, Hatfield Freehold

Price £399,995



Three-Bedroom End-of-Terrace Corner Plot Property with lots of potential and CHAIN FREE.

- Three-Bedroom End-of-Terrace House
- CHAIN FREE
- Lots of potential to extend and improve (STPP)
- Popular turning in Hatfield
- Ideal investment of family home
- Garage and separate outbuilding to rear
- Very generous size rear garden
- Currently requiring some modernisation
- Desirable corner plot
- Blank canvas to make this property your own





Material Information

Part A:
Council Tax Band: C Amount £: 1800 approx
Freehold

Part B

Type: House
Physical Characteristics: End of Terrace
Construction Type: Brick
Rec Rooms: 1 Bedrooms: 3 Bathrooms: 1 Kitchens: 1
Parking: On street and Garage
Are the following Services connected:
Electricity Yes Renewable / Batteries N/A
Gas Yes Water Yes
Telephone N/A Broadband Yes
Drainage Yes Does the property have Central Heating Yes
What Fuel does it use:

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 approved 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: N/A
Did it comply with Building Regs: N/A
copies of the planning permission available: N/A
What was the date of the extension: N/A
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

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.