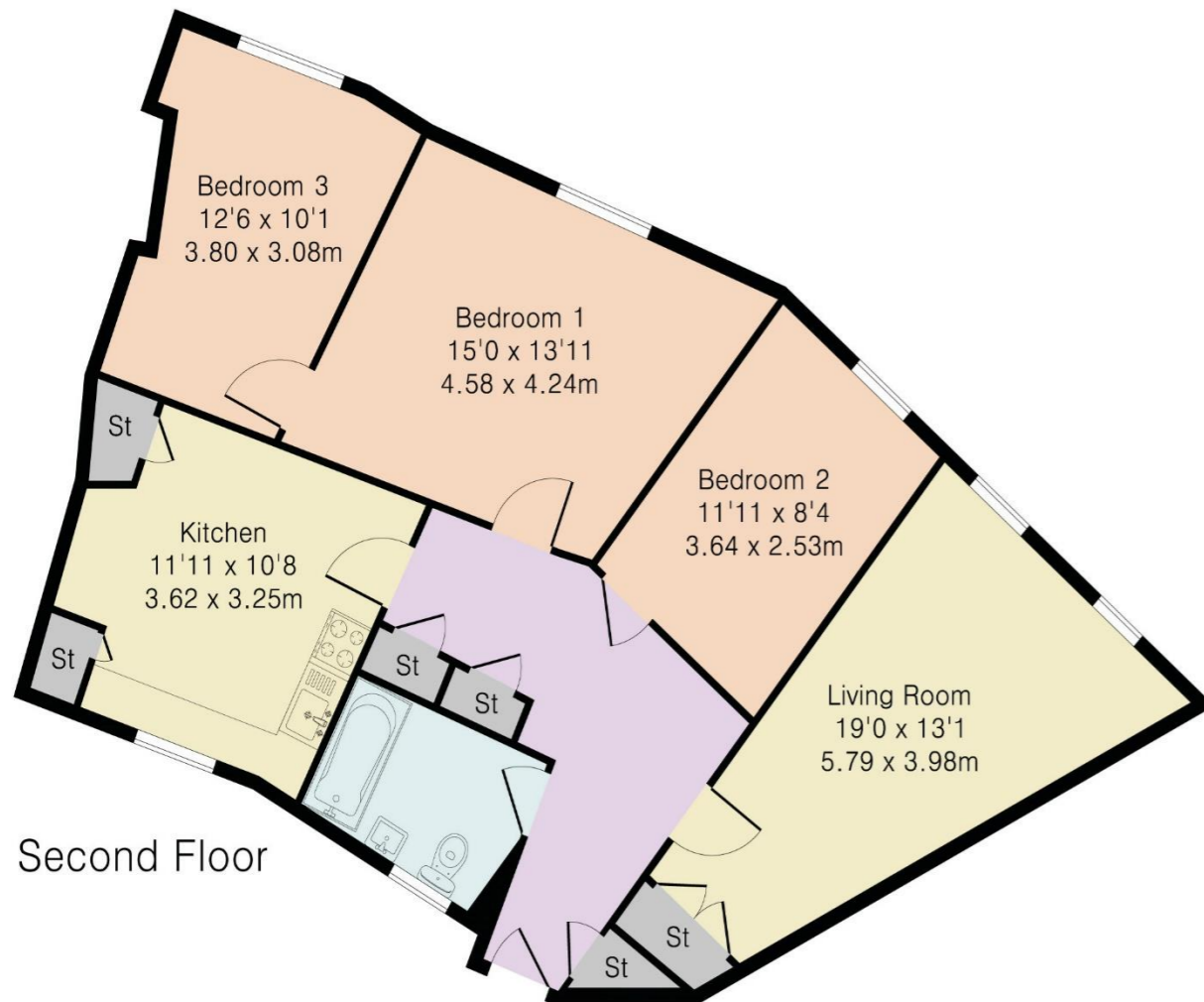
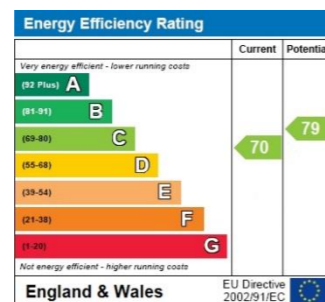


Approximate Gross Internal Area 893 sq ft - 83 sq m



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 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.

Birchwood Avenue, Hatfield Leasehold Price £230,000



IDEAL FOR BUY TO LET INVESTORS. A bright and airy newly refurbished two/ three-bedroom second floor flat situated above shops in the sought after Birchwood area of Hatfield near to many local amenities including Hatfield Train Station, Birchwood Primary School & Nursery,

- IDEAL BUY TO LET INVESTMENT
- NEWLY REFURBISHED FLAT
- NEWLY REFITTED KITCHEN
- NEW FLOORING THROUGHOUT
- GOOD LAYOUT
- Walking Distance to the Business Park
- CLOSE TO A1(M)
- TOP FLOOR FLAT





Communal Entrance

Secure communal security door with entry phone system.

Entrance

Open balcony. Wooden glazed door.

Hallway

Entry phone system. Laminated flooring, Radiator and double glazed window, power points and ceiling lights. Three ample storage cupboards.

Lounge

Laminated flooring, Radiator and double glazed window to front, power points and ceiling lights. Door to Bedroom Three

Bedroom Three

Laminated flooring, radiator and double glazed window to front.

Kitchen

Laminated flooring. A good range of wall and base units with roll top work tops, stainless steel sink with mixer tap, with splash back tiles, space for free standing electric cooker. Space for washing machine and fridge/freezer. Two storage cupboards. Radiator. Double glazed window to rear. Wall mounted "Glow-Worm" boiler.

Bedroom One

Laminated flooring, Radiator and double glazed window to front, power points and ceiling lights. Built in wardrobes.

Bedroom Two

Laminated flooring, Radiator and double glazed window to front, power points and ceiling lights.

Family Bathroom

A bright family bathroom with low flushing WC, pedestal hand wash basin, white panelled bath with shower attachment. Part tiled walls. Double glazed obscure window to rear.

Further Details

The property is Leasehold
Council Tax Band - Band B

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.