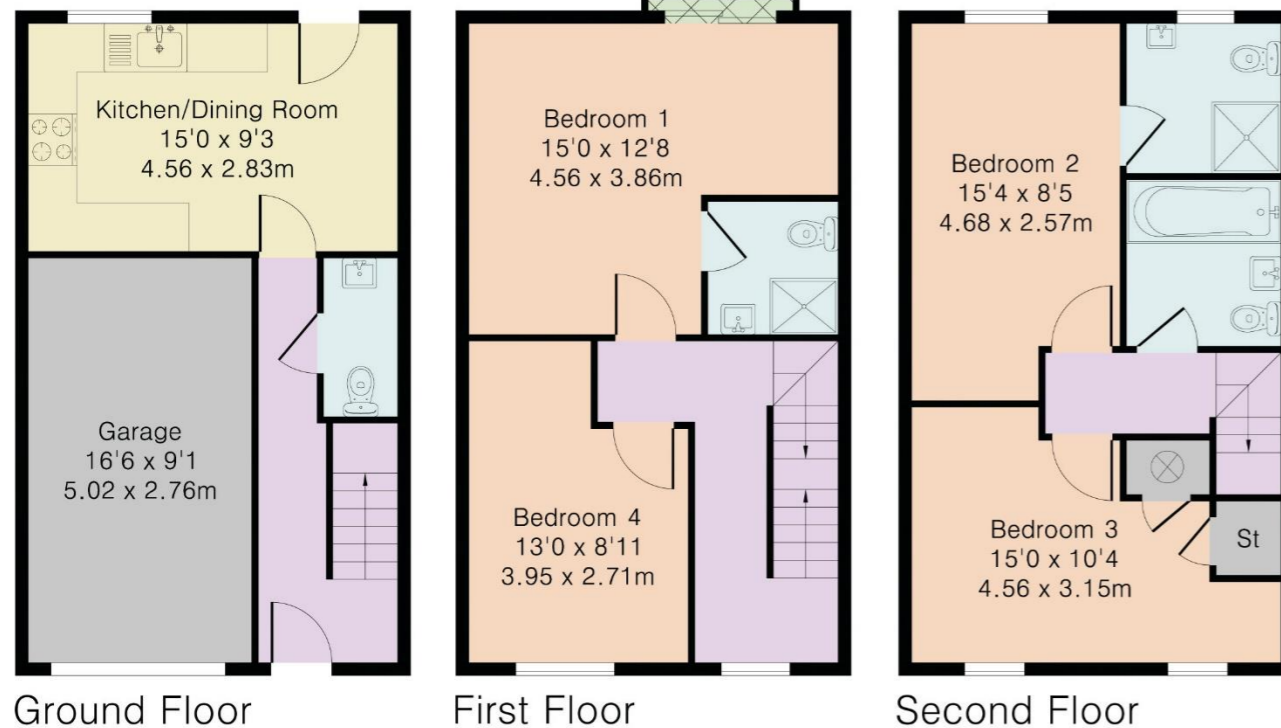


Approximate Gross Internal Area 1167 sq ft - 108 sq m

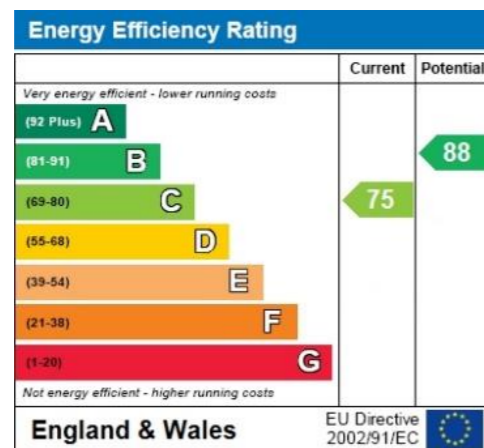
Ground Floor Area 389 sq ft – 36 sq m

First Floor Area 389 sq ft – 36 sq m

Second Floor Area 389 sq ft – 36 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.

Aviation Avenue, Hatfield Freehold

Price £450,000



CHAIN FREE. A four bedroom, three bathroom terraced town house benefiting from a internal garage and driveway to front. The property is located in a convenient location in Hatfield which is close by to the University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre.

- HMO INVESTORS ONLY
- TOWN HOUSE
- FOUR BEDROOMS
- THREE BATHROOMS
- OWN DRIVE WAY
- INTEGRAL GARAGE
- GREAT LOCATION
- CURRENTLY ACHIEVING £2200 PCM





Front Entrance

Composite double glazed door opening onto

Hallway

Carpeted flooring, radiator and wall mounted fire alarm system. Fuse box. Door off to

Ground Floor Cloakroom

Vinyl Flooring, low flushing WC, radiator, and hand wash basin with mixer tap. Wall mirror. Extractor fan.

Kitchen with Dining Area

Tiled flooring with a range of wall and base units with roll top work tops and splash back tiles, one and a half bowl stainless steel sink with mixer tap. Space and plumbing for a washing machine and space for a fridge/freezer. Space for a range style gas cooker. Radiator. TV points. Double glazed window and door opening onto garden. Ample space for a table and chairs.

First Floor Landing

Carpeted stairs up to landing area.

Bedroom One

Laminated flooring, radiator, and double glazed window to rear. Door to ensuite

Ensuite Shower Room

Vinyl flooring, low flushing WC, pedestal wash basin with mixer tap. Corner shower with glass sliding doors with thermostatic controls and shower attachment.

Bedroom Four

Laminated flooring, radiator and double glazed window to rear.

Second Floor Landing

Carpeted flooring with loft access.

Bedroom Two

Laminated flooring, radiator and double glazed window to rear.

Ensuite Shower Room

Vinyl flooring, low flushing WC, pedestal wash basin with mixer tap. Corner shower with glass sliding doors with thermostatic controls and shower attachment. Double glazed obscure window to rear.

Bedroom Three

Laminated flooring, radiator and double glazed window to front. Airing cupboard with hot water cylinder and an additional storage cupboard.

Family Bathroom

Vinyl flooring, low flushing WC, pedestal wash basin and mixer tap, white panelled bath with shower attachment. radiator. Extractor fan.

Outside

To the front you have your own drive way with up and over door opening onto the internal garage. The rear garden has a laid lawn and path leading to the rear access gate.

Further Details

The property is Freehold
Council Tax Band - Band E

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.