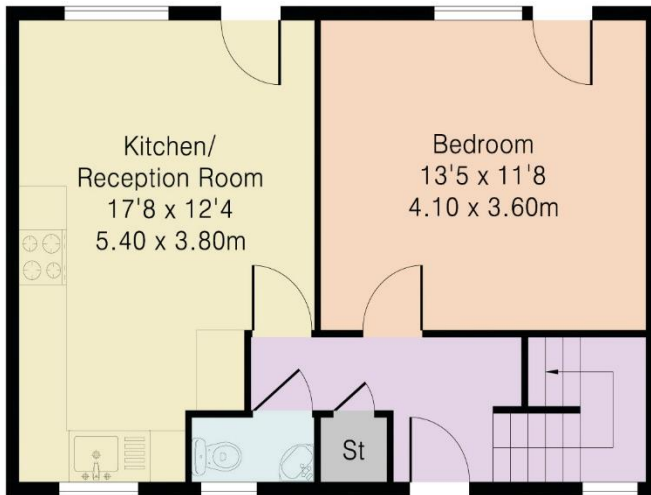
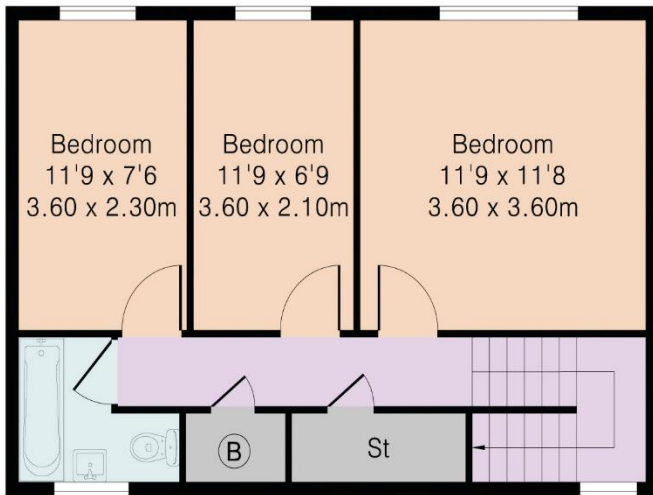


The Sidings, Hatfield

Approximate Gross Internal Area 918 sq ft - 85 sq m
Ground Floor Area 458 sq ft – 42 sq m
First Floor Area 460 sq ft – 43 sq m



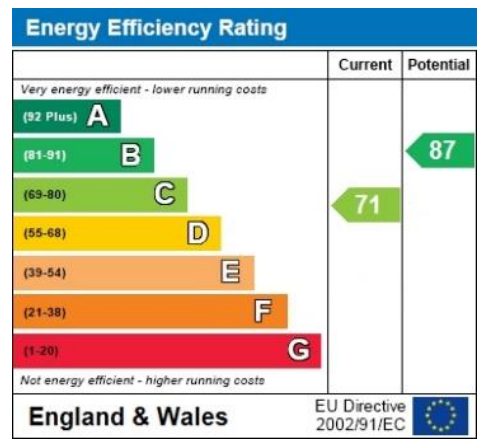
Ground Floor



First Floor



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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

The Sidings, Hatfield Freehold £349,995



CHAIN FREE ! A fantastic investment opportunity! This well presented three-bedroom terraced home is situated in the highly sought after Ellenbrook area of Hatfield.

- Three-bedroom terraced home
- Located in the popular Ellenbrook area of Hatfield
- Chain-free
- Currently rented under AST until 20/08/2025
- Rental income: £1,840 PCM
- Investment opportunity with the potential to convert back into a family home
- Driveway parking at the rear
- UPVC double-glazed windows throughout
- Spacious kitchen/diner and lounge area
- Private rear garden with rear access



11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219
Tel: 01707 266885 Email: hatfield@raineandco.com <https://www.raineandco.com>
Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain

The Sidings, Hatfield



The Sidings, Hatfield

Entrance Hall

Front door leading to an inner hallway, with a storage cupboard, an under-stairs storage recess, laminate flooring, power points, and a textured ceiling. Stairs leading to the upper level.

Lounge (Currently Used as a Bedroom)

UPVC double-glazed door and window to the garden, laminate wood-style flooring, textured ceiling, and double doors leading to the kitchen/diner.

Ground Floor Cloakroom/WC

UPVC double-glazed opaque window to the front aspect, low-level flush WC, wall-mounted wash hand basin, and textured ceiling.

Kitchen/Diner

UPVC double-glazed window to the front aspect, a range of base and eye-level units with roll-top work surfaces and tiled splashbacks. Integrated electric oven, electric hob with stainless steel extractor fan, plumbed for washing machine, space for fridge freezer, 1.5 bowl stainless steel sink unit with stainless steel mixer taps, and laminate wood-style flooring.

First floor landing

UPVC double-glazed window to the front aspect, airing cupboard, and additional storage cupboard.

Bedroom 1

UPVC double-glazed window to the rear aspect, textured ceiling, and single radiator.

Bedroom 2

UPVC double-glazed window to the rear aspect, textured ceiling, and single radiator.

Bedroom 3

UPVC double-glazed window to the rear aspect, textured ceiling, and single radiator.

Bathroom

UPVC double-glazed opaque window to the front aspect, panel-enclosed bath with shower attachments, pedestal wash hand basin, low-level flush WC, partly tiled walls, textured ceiling, and single radiator.

Outside

The property is located towards the end of a cul-de-sac with available residents' parking.

Rear Garden

Approximately 30ft in length, mainly laid to lawn with mature shrub borders, rear access, and a hardstanding driveway for one vehicle.

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.