

Cunningham Avenue, Hatfield Freehold Price £650,000



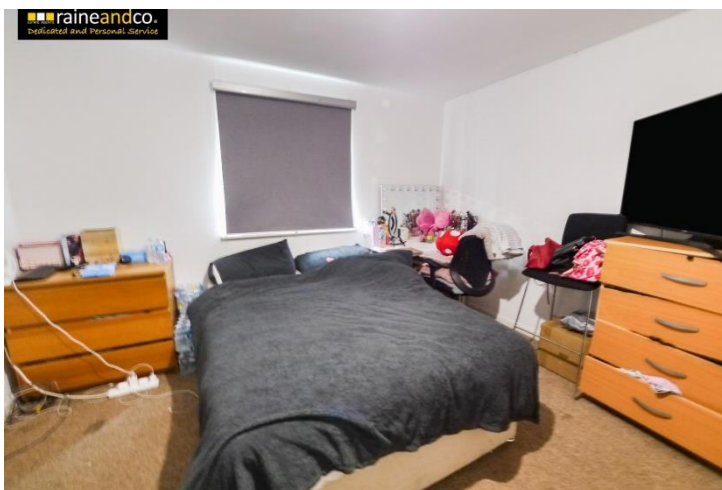
IDEAL RESIDENTIAL PURCHASE OR HMO INVESTMENT. An impressive five/six bedroom detached house with garage to rear located within Salisbury Village in Hatfield. A convenient location nearby is Hatfield business park and David Lloyds gym. Easy access to A1(M) motorway.

- IDEAL RESIDENTIAL PURCHASE OR HMO INVESTMENT
- CHAIN FREE REGISTERED HMO
- DETACHED
- 1/2 RECEPTIONS
- KITCHEN WITH DINING AREA
- 5/6 BEDROOMS
- THREE BATHROOMS
- SINGLE GARAGE TO REAR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		85
(69-80)	C	76	
(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 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.





Front Entrance

Composite double glazed front door. Opening on to

Hallway

Laminated Flooring, radiator and storage cupboard. Fire alarm panel control. Under stairs storage cupboard.

Lounge

Carpeted flooring, feature fire place and surround, double glazed window to front, radiators and double window and doors opening to the garden.

Cloakroom

Tiled floor and part tiled walls. Low level WC, wall mounted hand wash basin. Radiator. Obscure double glazed window

Kitchen with Dining Area

A good selection of base and wall units with work tops and one and a half bowl stainless steel sink with mixer tap, splash back tiles, Range style cooker with 6 ring gas hob with plate warmer, oven and grill, overhead extractor, integrated fridge/freezer, dishwasher. Double glazed window and door to rear. Tiled flooring.

Dining Room/ Bedroom

Carpeted flooring, double glazed window to front, and radiator.

First Floor Landing

Carpeted flooring. Doors off to.

Bedroom One/ En-suite

Carpeted flooring, double glaze dual aspect windows to front and side, radiator. Vinyl flooring, double shower cubicle with glass screens with shower attachment, pedestal wash hand basin, low level WC, radiator and double glazed window. Part tiled walls. Extractor fan.

Bedroom Two

Carpeted flooring, double glazed window and radiator.

Bedroom Three/ En-suite

Carpeted flooring, double glazed window and radiator. Vinyl flooring, double shower cubicle with glass screens with shower attachment, pedestal wash hand basin, low level WC, radiator and double glazed Velux style window. Part tiled walls. Extractor fan.

Bathroom

Vinyl flooring, white panelled bath, low level WC, hand wash basin with vanity unit under, radiator and double glazed obscure window to side. Fully tiled walls. Extractor fan. Wall mounted vertical towel rail holder.

Second Floor Landing

Carpeted flooring and airing cupboard. Doors off to.

Bedroom Five

Carpeted flooring, double glazed window and radiator. Loft access.

Bedroom Six/ En-suite

Carpeted flooring, double glazed window and radiator. Vinyl flooring, double shower cubicle with glass screens with shower attachment, pedestal wash hand basin, low level WC, radiator and double glazed Velux style window. Part tiled walls. Extractor fan.

Outside

Low maintenance front garden, the rear garden is partially paved with lawn and side access gate.

Single Garage

Single garage with up and over door.

Further Details

The property is Freehold
Council Tax Band - Band G

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.