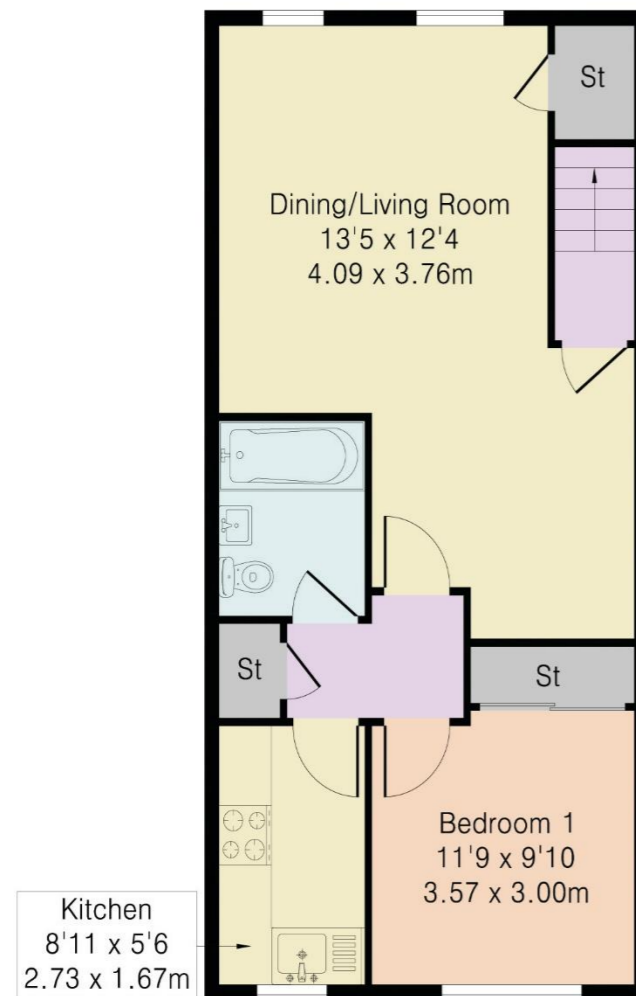
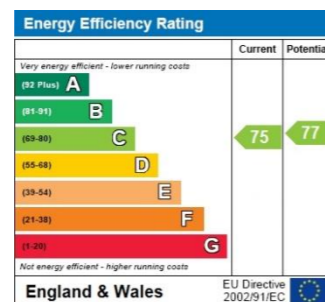


Approximate Gross Internal Area 517 sq ft - 48 sq m



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.

## Tudor Close, Hatfield Leasehold Price £199,995



A CHAIN FREE one bedroom first floor maisonette situated in a sought after cul de sac on the edge of town. The property benefits from its own private entrance, allocated parking, and a private garden.

- Chain free first floor one bedroom maisonette
- Own private entrance and private garden
- Spacious lounge/diner with two UPVC double glazed windows
- Well equipped kitchen with ample storage
- Comfortable bedroom with fitted wardrobes and rear aspect
- Bathroom with electric shower
- Allocated private parking space & visitors parking
- Outside storage cupboard
- Lease being extended to 999 years with no ground rent
- Ideal investment or first time purchase





## Entrance

Accessed via its own private front door, the property features a welcoming staircase leading to the upper level.

## lounge/diner

The lounge/diner is a bright and airy space, benefiting from two UPVC double glazed windows to the front aspect, an electric storage heater, power points, a textured ceiling, as well as telephone and TV points.

## inner hallway

The inner hallway provides additional storage with a built in cupboard housing the water tank and doors leading to the kitchen, bathroom, and bedroom.

## kitchen

The kitchen enjoys a rear aspect with a UPVC double glazed window, offering a range of base and eye level units with roll top work surfaces and tiled splashbacks. The space includes provisions for a fridge, cooker, and washing machine, alongside a stainless steel sink unit with mixer taps. The textured ceiling and laminate wood style flooring add to its appeal.

## Bedroom

The bedroom is a generous size with a UPVC double glazed window overlooking the rear garden. It boasts fitted wardrobes with mirrored sliding doors, a textured ceiling, and a wall mounted electric heater.

## Bathroom

The bathroom is well appointed with a low level flush W.C., a wash hand basin with a vanity unit, a panel enclosed bath with an electric shower, partly tiled walls, a textured ceiling, and an extractor fan.

## Externally

Externally, the property benefits from its own section of a private garden, accessible via a pathway to the rear, ideal for outdoor seating and summer barbecues. Additionally, there is an allocated private parking space at the front of the property, as well as an outside storage cupboard.

## Leasehold Information

The current lease is 88 years long and is in the process of being extended to a brand new 999 year lease. The property has no ground rent and no maintenance charges, with maintenance responsibilities shared between the first floor and ground floor maisonettes.

## Further Details

The property is Leasehold  
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.**