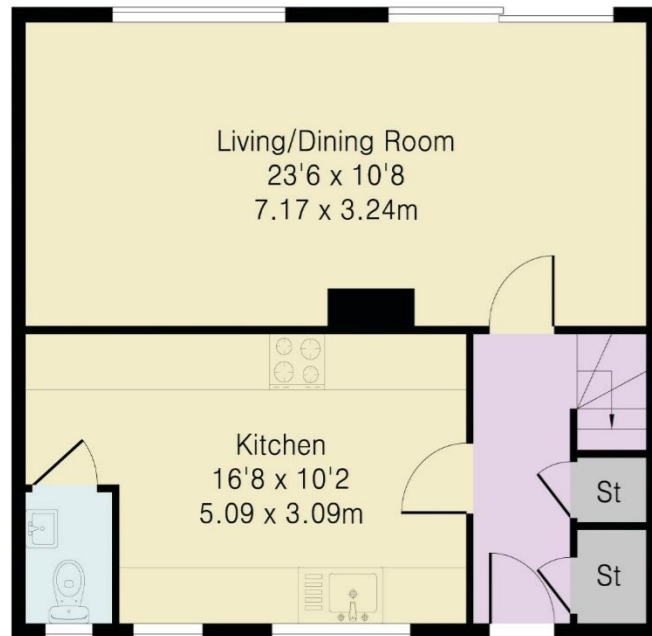


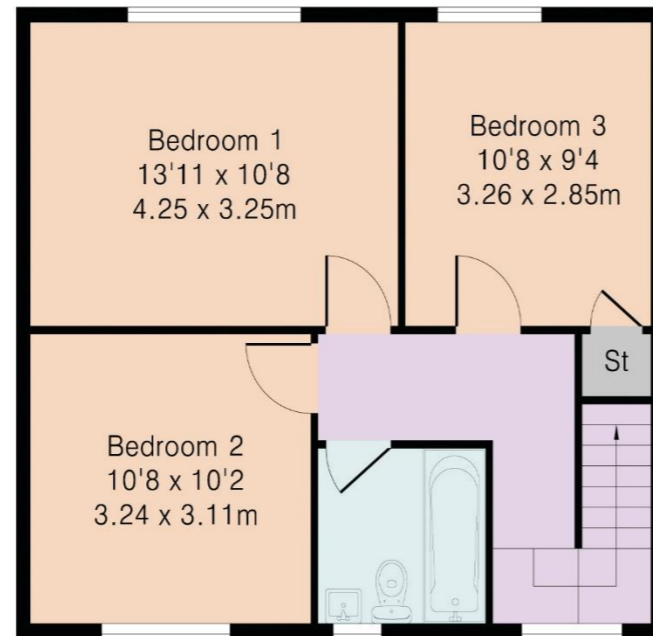
Approximate Gross Internal Area 990 sq ft - 92 sq m

Ground Floor Area 495 sq ft – 46 sq m

First Floor Area 495 sq ft – 46 sq m



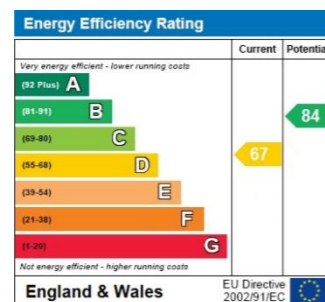
Ground Floor



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 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.

Talbot Road, Hatfield Freehold

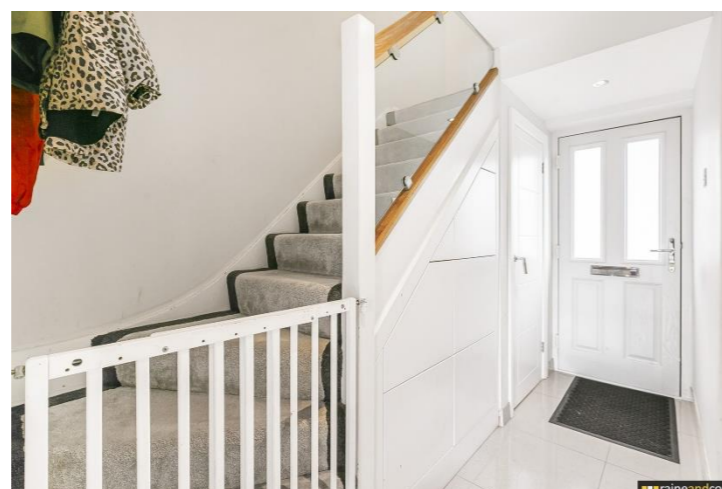
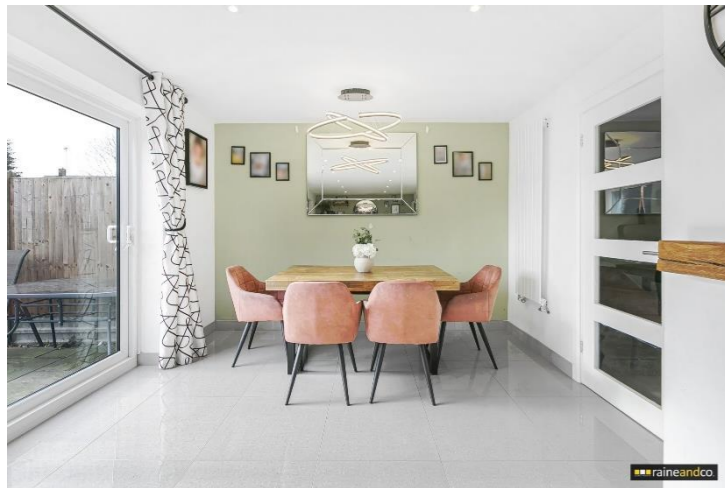
Price £440,000



Excellent presented, bright, and airy three double bedroom mid terrace house with off street parking and rear access, providing well balanced accommodation throughout.

- EXCELLENT CONDITION
- OFF STREET PARKING
- HIGH SPECIFICATION KITCHEN
- GROUND FLOOR CLOAKROOM
- THREE DOUBLE BEDROOMS
- REFITTED FAMILY BATHROOM
- AIR CONDITIONING IN TWO ROOMS
- LOW MAINTENANCE GARDENS
- REAR ACCESS
- GREAT LOCATION





Front

Overhead storm porch and composite panelled double glazed door opening onto

Hallway

Porcelain tiled flooring, hand crafted under stairs push draws and radiators. Doors off to

Kitchen

The kitchen boasts a good selection of wall and base units, complemented by elegant quartz work tops that include convenient drainage grooves. It features a stainless steel inset sink equipped with an "Abode" instant hot water mixer tap and a water softener system. A fitted 5 ring "NEFF" gas hob, overhead "Bosch" extractor fan, integrated NEFF electric oven grill and microwave, glass backs, space and plumbing for washing machine and a tumble dryer, space for fridge/freezer, housing for a wall mounted " Worcester" combination boiler. Power points with USB charging ports. Under cabinet lighting and kicker board lighting. Porcelain tiled floor. Double glazed windows to front. Chrome radiator. Door off to

Ground Floor Cloakroom

Tiled flooring, low flushing WC with concealed cistern, hand held bidet sprayer, vanity unit with mounted hand wash basin with mixer tap, wall mounted heated towel rail holder. Double glazed obscure window to front.

Lounge & Dining Area

Porcelain tiled flooring benefiting from under floor heating, two vertical radiators, wall mounted "Fujistu" air condition unit with remote control, wall mounted thermostatic heating control panel. Double glazed window to rear. Double glazed patio doors opening on to the garden.

Landing

Carpeted flooring, radiator, and loft access.

Bedroom One

Laminated flooring, radiator, and a wall mounted "Fujistu" air conditioning unit with remote control.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Tiled flooring benefiting from under floor heating, white panelled with lighting L- shape bath with glass shower screen, wall mounted thermostatic controls with overhead watering can style shower, Low level WC with concealed cistern incorporated with a vanity unit/cupboard with all in one composite top and hand wash basin with mixer tap. Wall mounted heated towel rail. Extractor fan. Part tiles walls.

Front Garden

A low maintenance garden with parking for two vehicles, outside water tap and external lights. External power points.

Rear Garden

A beautiful low maintenance garden with a patio area ideal for entertaining friends and family on, path leading to rear hard standing, timber out building with electric lighting and electrical points. Double rear access gates to service road.

Further Details

The property is Freehold
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.