



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.

Rickfield Close, Hatfield Freehold  
Price £279,995



A two bedroom terraced home in the sought after Birds & Trees area of Hatfield—offered chain free and priced to sell! With huge potential for modernisation

- Two Double Bedrooms – Spacious and well-proportioned rooms
- Popular Birds & Trees Location – Sought after residential area
- Quiet and private setting
- Great potential to add value
- Functional layout with scope for improvement
- Spacious Rear Garden
- Residents' Parking Available
- Chain Free Sale
- Great for Investors, First Time Buyers & Downsizers
- Priced to Sell – A fantastic opportunity at a competitive price





# Rickfield Close, Hatfield



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## Front Entrance/ Porch

Path leading down to wooden single glazed front door. Storage cupboard with fuse board.

## Hallway

Inset coir matting, carpeted stairs to first floor. Door to

## Kitchen

A selection of wall and base units, roll work tops, splash back tiles, stainless steel drainer sink with mixer tap. Electric hob and oven under and extractor fan over. Space for washing machine and fridge freezer. Under stair storage cupboard.

## Lounge

Carpeted flooring, electric wall heater, and double glazed window and door opening onto rear garden.

## Landing

Carpeted flooring and loft access

## Bedroom One

Carpeted flooring, wall mounted electric heater and double glazed window to rear.

## Bedroom Two

Carpeted flooring, wall mounted electric heater and double glazed window to front.

## 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.