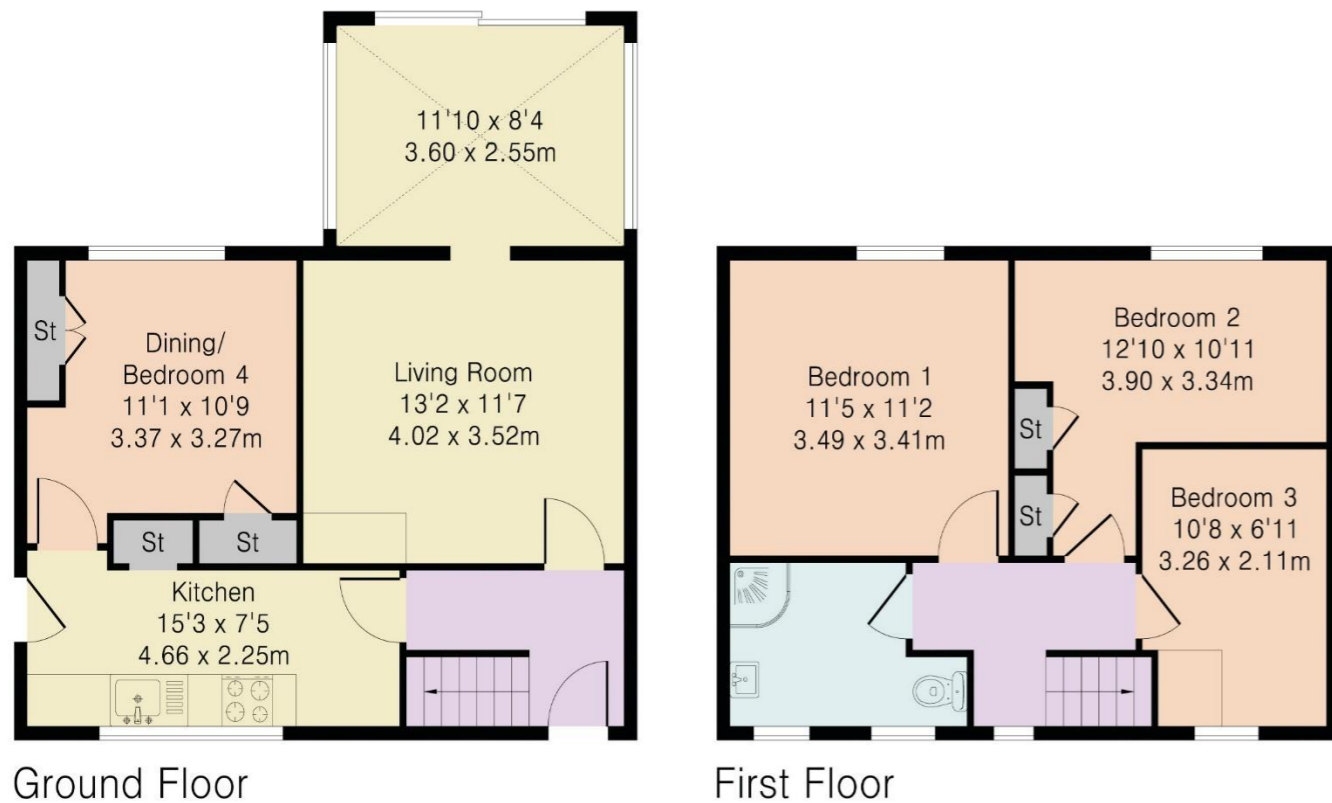


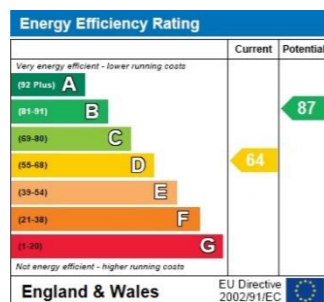
**Approximate Gross Internal Area 969 sq ft - 90 sq m**

Ground Floor Area 537 sq ft – 50 sq m

First Floor Area 432 sq ft – 40 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 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.

## Cheviots, Hatfield Freehold

**Price £329,995**



An excellent investment opportunity! This well-maintained 3/4 bedroom HMO compliant property in the sought after South Hatfield area offers strong rental income with reliable tenants in place until August 2026.

- 3/4 bedroom terrace house with spacious living area
- HMO compliant property generating £1,680 PCM
- Sought after South Hatfield location
- Large communal lounge and bright conservatory
- Well equipped fitted kitchen with ample storage
- First floor modern family shower room
- 40ft private rear garden with side access
- Close to local amenities and excellent transport links
- Ideal for investors looking for strong rental yield
- Fantastic investment opportunity with AST in place until August 2026





## Entrance Hallway

UPVC double glazed front door leading to a bright inner hallway with a double radiator, textured ceiling, and stairs to the upper level. Doors leading to:

## Lounge/Living Room

Spacious and inviting communal area featuring a textured ceiling, double radiator, and sliding patio doors opening to the rear garden, allowing plenty of natural light.

## Conservatory

A fantastic additional living space with UPVC double glazed windows to the rear and side aspects, plus sliding doors providing direct access to the garden.

## Kitchen

Well equipped with a range of base and eye level units, roll top work surfaces, and tiled splashbacks. Includes a stainless steel sink unit with mixer taps, space for a cooker, plumbing for a washing machine, and room for a tumble dryer. Wall-mounted boiler, laminate flooring, and a side access door.

## Ground Floor Bedroom/Dining Room

Versatile space featuring a UPVC double glazed window to the rear aspect, two fitted wardrobes, a storage cupboard, and a double radiator.

## First Floor Landing

UPVC double glazed window to front aspect, textured ceiling, and access to all first-floor rooms.

## Family Shower Room

Modern and functional with two UPVC double glazed opaque windows to the front aspect, a low level flush W.C, a wash hand basin with vanity unit, a walk in shower cubicle, partly tiled walls, laminate flooring, and a heated towel rail.

## Bedroom

Well-proportioned room with a UPVC double glazed window to the rear aspect, single radiator, and textured ceiling.

## Bedroom

Another spacious bedroom with a UPVC double glazed window to the rear aspect, single radiator, textured ceiling, and built-in storage cupboard housing the water tank.

## Bedroom

Bright and airy with a UPVC double glazed window to the front aspect, textured ceiling, and single radiator.

## Rear Garden

A generous 40ft outdoor space with shrub borders, a patio area, and a garden shed. Side pedestrian access provides added convenience.

## Front

On street parking with residents permits available, small front garden with steps leading up to the front door

## 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.**