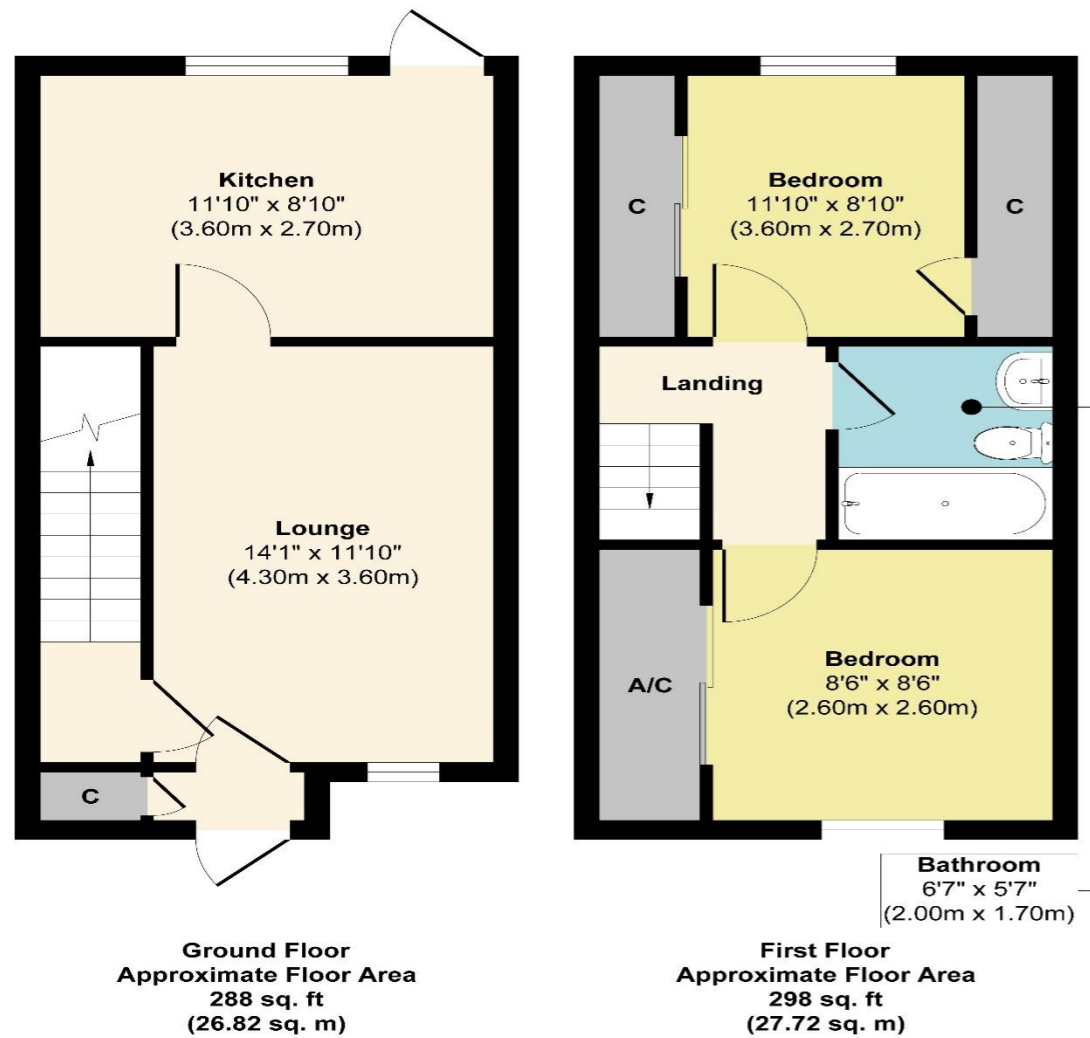
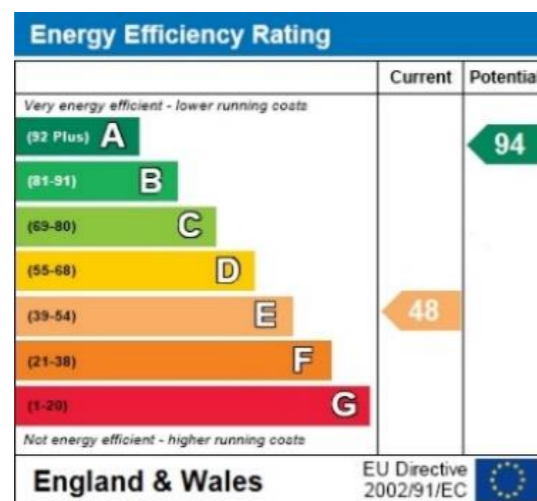


Rickfield Close, Hatfield Freehold Price £299,995



Approx. Gross Internal Floor Area 586 sq. ft / 54.54 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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.



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
- Terraced Home in a cul de sac – Quiet and private setting
- In Need of Modernisation – Great potential to add value
- Good Sized Lounge & Kitchen – Functional layout with scope for improvement
- Spacious Rear Garden – Perfect for landscaping or outdoor living
- Residents` Parking Available – Convenient and hassle free
- Chain Free Sale – Ideal for a smooth and quick transaction
- Great for Investors, First Time Buyers & Downsizees – Flexible buying potential
- Priced to Sell – A fantastic opportunity at a competitive price



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

Material Information

Part A:

Council Tax Band: Band C Amount £: 2011.91

Freehold

Part B

Type: House

Physical Characteristics: Terraced

Construction Type: Traditional

Rec Rooms: 1 Bedrooms: 2 Bathrooms: 1 Kitchens: 1

Parking: On Street

Mobile Signal: Great

Are the following Services connected:

Electricity Yes

Renewable / Batteries No

Gas No

Water Yes

Telephone No

Broadband No

Drainage Yes

Does the property have Central Heating No

What Fuel does it use:

Part C

Are there any known safety issues: No

Has the property been adapted for accessibility: No

Is the property in a Conservation area: No

Is the property a listed building: No

Are there any planning applications, which of approved would affect the property: No

Is the access road made up and adopted: Yes

Is the property affected by any rights of way: No

Are there any proposals or disputes which affect the property (either with an individual or public body):

No

Are there any shared or communal facilities: No

Are there any covenants affecting the property: No

Are there any preservation orders affect the property: No

Has the property been extended: No

Was planning permission granted:

Did it comply with Building Regs:

copies of the planning permission available:

What was the date of the extension:

Have you carried out any alteration to the property: No

Is there any coastal erosion risk: No

Has there been any mining in the area: No

Has Japanese Knotweed ever been identified at the property or adjoining land: No

Other:

To your knowledge is there anything else that has occurred at the property that would affect the transactional decision of the average buyer: No

Are there any material issues with the property that any potential should be aware of: No