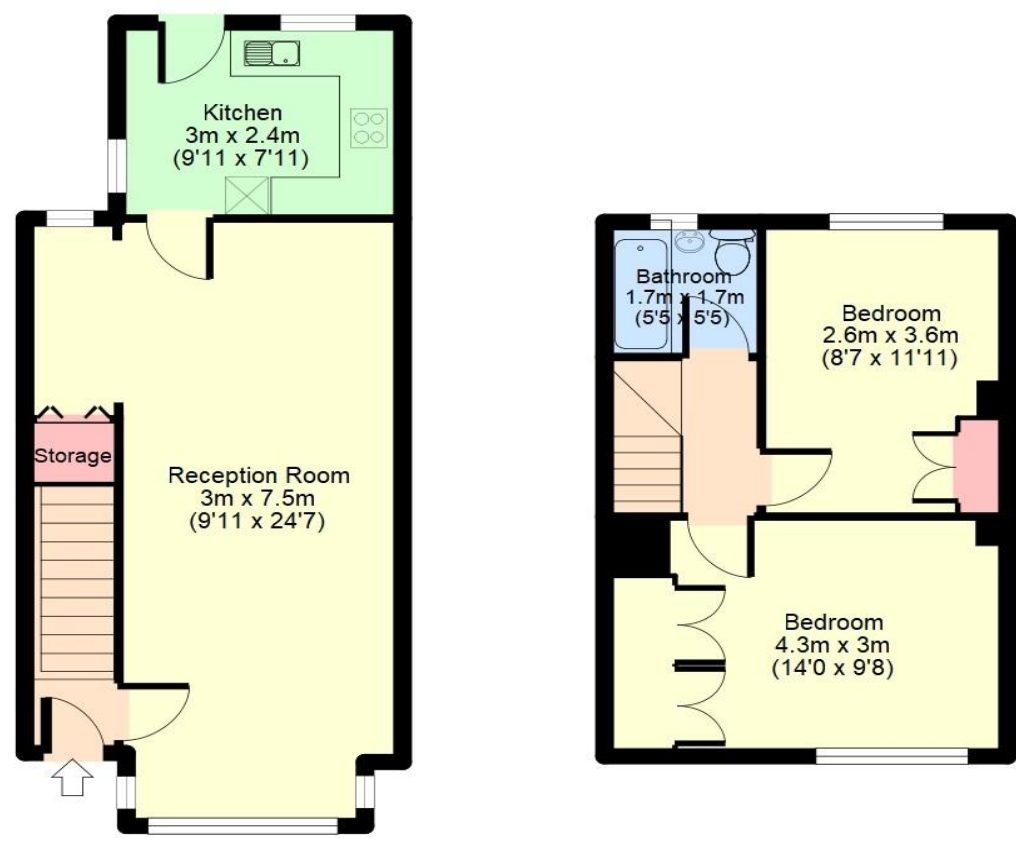


Heathcote avenue Hatfield, Herts, AL10

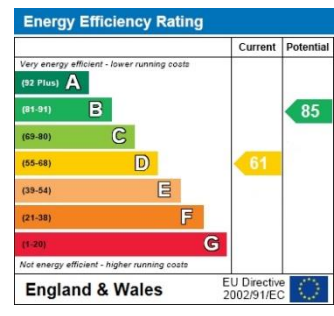
APPROX GROSS INTERNAL FLOOR AREA: 694 sq. ft / 65 sq. m



Ground Floor

First Floor

For identification purposes only
Measurements are approximate and not to scale



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.

Heathcote Avenue, Hatfield Freehold
Guide Price £399,995



Well-maintained bay fronted terrace with driveway and garage in popular Birchwood area. Two double bedrooms with wardrobes, modern kitchen, 40ft garden, and great transport links. Ideal for first time buyers or investors.

- Two bedroom terrace house
- Popular Birchwood location close to shops, schools & transport
- Private driveway & detached garage with rear access
- Spacious bay fronted lounge/diner with wood effect flooring
- Stylish fitted kitchen with modern appliances
- Two double bedrooms with built in wardrobes
- Family bathroom with electric shower and vanity unit
- Gas central heating with new boiler fitted in 2022
- Boarded loft with pull down ladder for extra storage
- Generous 40ft rear garden with mature borders



Heathcote Avenue, Hatfield



Heathcote Avenue, Hatfield

Entrance Hall:

Double glazed front door, radiator, stairs to first floor, door to lounge.

Lounge/Diner:

Bright and spacious with double glazed bay window to front, double glazed window to rear, laminate wood style flooring, two radiators, under stairs storage recess housing meters, fitted cupboards.

Kitchen:

Modern fitted kitchen with a range of base and wall units, square edge worktops, tiled splashbacks, built in electric oven and hob with extractor, plumbing for washing machine, sink with mixer tap, laminate flooring, double glazed windows to rear and side, rear garden access.

First Floor Landing:

Loft access with pull down ladder to a boarded loft, doors to bedrooms and bathroom.

Master Bedroom:

Double glazed window to front, fitted wardrobes, single radiator.

Bedroom Two:

Double glazed window to rear, fitted wardrobes, cupboard housing 2022 boiler, single radiator, coving to ceiling.

Bathroom:

Double glazed opaque window, panel-enclosed bath with electric shower, wash basin with vanity unit, low-level WC, vent & partly tiled walls.

Rear Garden:

Approximately 40ft, mainly laid to lawn with mature shrub borders, outside tap, rear pedestrian access to garage.

Garage:

Detached, located to rear via service road, up-and-over door.

Front:

Driveway providing off-street parking.

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.