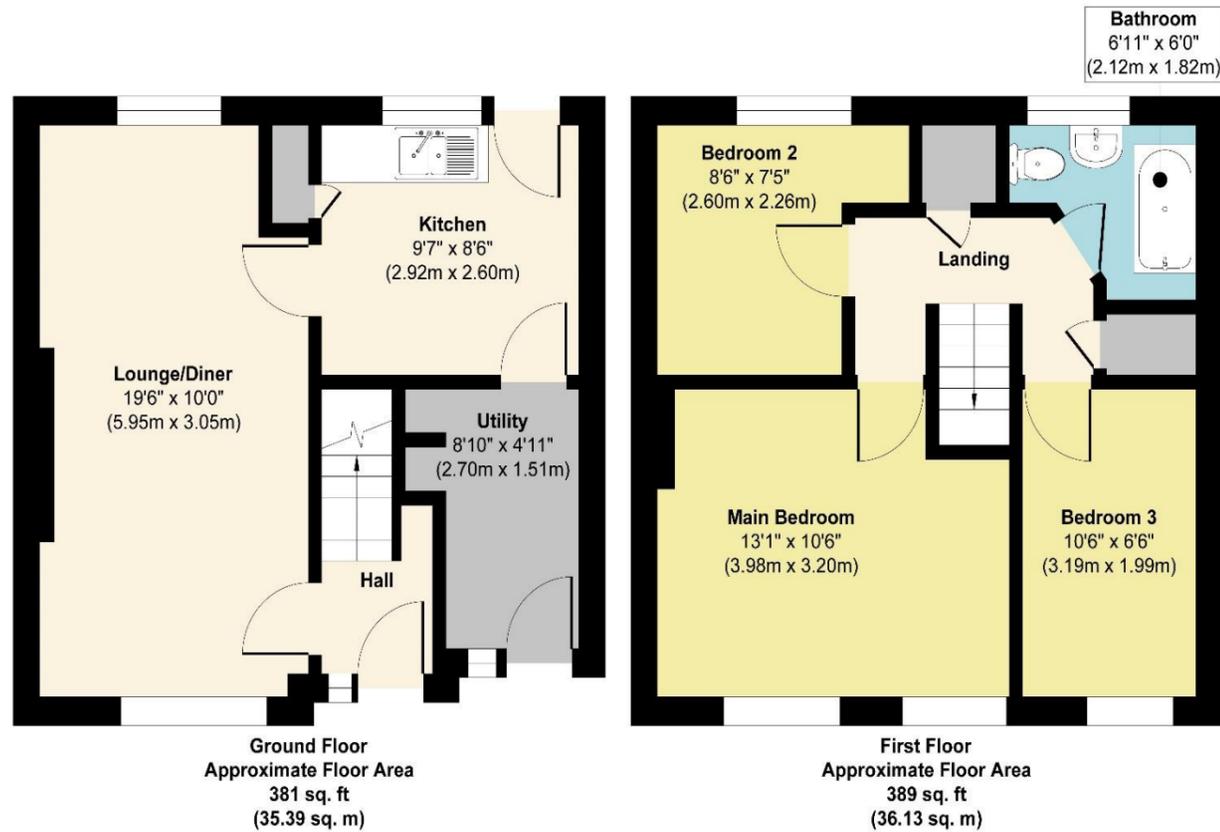
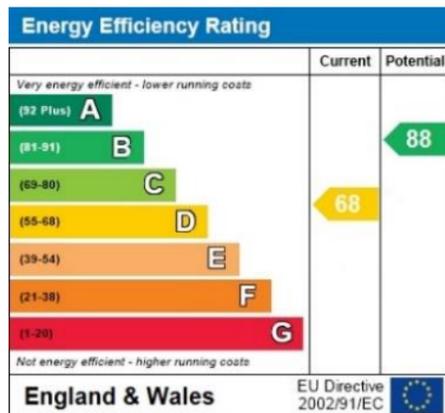


Garden Avenue, Hatfield, AL10



Approx. Gross Internal Floor Area 770 sq. ft / 71.52 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



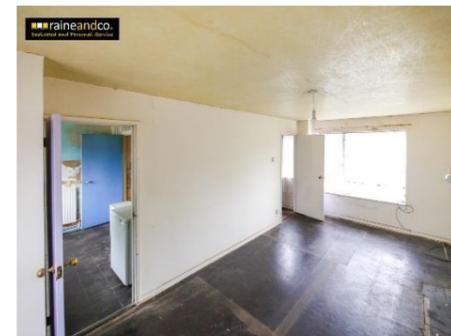
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of 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 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.

Garden Avenue, Hatfield Freehold Offers in Excess of £275,000



Chain free 3 bedroom terrace home near Highview shops, schools & Hatfield Leisure Centre. Requires full refurbishment, ideal for cash buyers or investors. Spacious living, kitchen, 3 bedrooms, bathroom. Keys held for accompanied viewings—call now!

- CHAIN FREE – Ready for a quick sale!
- Spacious 3-bedroom mid-terrace in a prime location
- Close to Highview shops, schools & Hatfield Leisure Centre
- Blank canvas awaiting your personal touch
- Ideal for investors or cash buyers due to refurbishment needs
- Spacious living room and functional kitchen layout
- Family bathroom and three well-sized bedrooms upstairs
- Great opportunity to create your dream home from scratch
- Accompanied viewings available – keys held at our office
- Don't miss out – call now to avoid disappointment!





Material Information

Part A

Council Tax Band: C Amount £
Freehold

Part B

Type: House
Physical Characteristics: Mid Terrace
Construction Type: Traditional
Rec Rooms: 1 Bedrooms: 3 Bathrooms: 1 Kitchens: 1
Parking: On street
Mobile Signal: Great
Are the following Services connected:
Electricity Yes
Renewable / Batteries No
Gas Yes
Water Yes
Telephone No
Broadband No
Drainage Yes
Does the property have Central Heating Yes
What Fuel does it use: Gas

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
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:

None

Are there any material issues with the property that any potential should be aware of:

None

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.