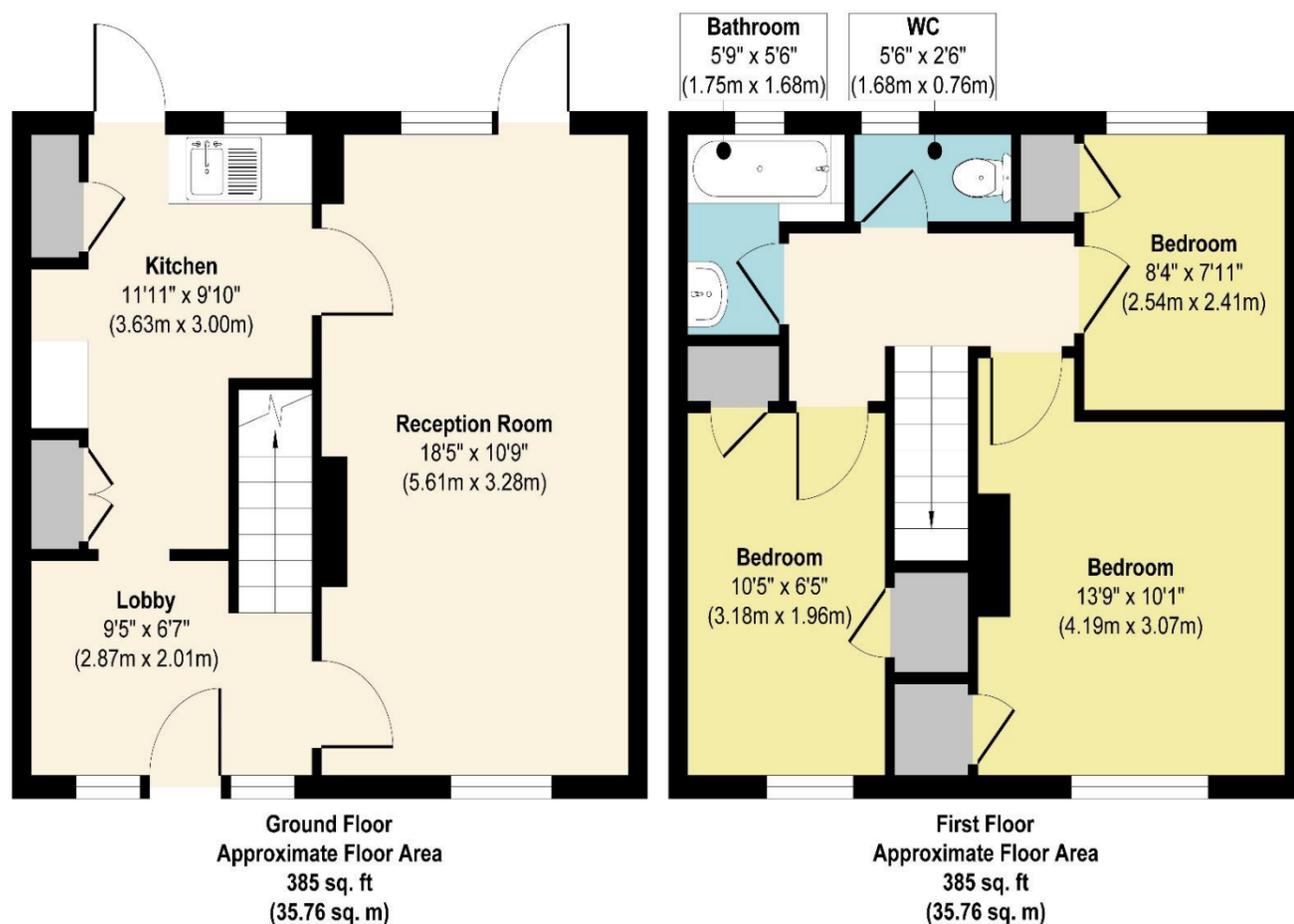


Hazel Grove



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.

Hazel Grove, Hatfield Freehold Price £320,000



CHAIN FREE. A three bed mid terrace with off street parking. Perfect property for investors or a family residential home. Located close to local shops and Bishops Rise entrance to The University of Hertfordshire campus.

- CHAIN FREE
- MID TERRACE
- THROUGH LOUNGE
- THREE BEDROOMS
- SEPERATE BATHROOM & WC
- OFF STREET PARKING
- POTENTIAL TO EXTEND PARKING
- GREAT LOCATION
- CLOSE TO LOCAL SHOPS AND SERVICES
- CLOSE TO UNIVERSITY





Entrance Hall

uPVC double glazed door and window. Radiator. Carpeted flooring and carpeted stairs to first floor. Doors to kitchen and living room

Lounge

Laminated flooring, radiators, dual aspect double glazed windows and double glazed door opening onto the garden.

Kitchen/Utility

Comprising a range of fitted wall and base units with work surfaces over and one bowl stainless steel sink unit with mixer tap. Work tops. Part tiled walls. A 4 ring hob with integrated electric oven. Plumbing for washing machine. Tiled flooring. Radiator. Housing for meters and fuse box. Double glazed window and door to rear. The utility area has space for a fridge/freezer of additional storage. Door to:

First Floor Landing

Doors to:

Bedroom One

Carpeted flooring. Large built in storage cupboard. Radiator. Double glazed window to front.

Bedroom Two

Carpeted flooring. Built in storage cupboards. Airing cupboard above stairs. Radiator. Double glazed window to front.

Bedroom Three

Carpeted flooring. Built in single storage cupboard with wall mounted boiler. Radiator. Double glazed window to rear.

Bathroom

A white panelled bath with shower attachment, pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window to rear. Extractor fan.

Separate WC

Low level W.C. and hand wash basin. Frosted double glazed window to rear.

Front Garden

Lawn area with shrubs and ever greens and path leading to front door. Off street parking for one car, there is potential to extend the drive for additional parking.

Rear Garden

Hard standing area with raised lawn and path.

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.