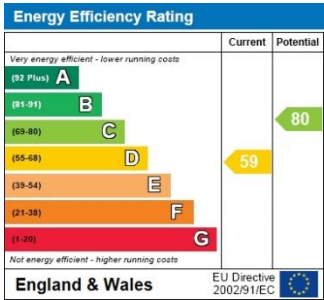


Approx. Gross Internal Floor Area 970 sq. ft / 90.11 sq. m(Exlcuding Outside Storage)

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.

Drovers Way, Hatfield Freehold
Guide Price £365,000



This three bedroom chain free terrace home features a generous open plan living/dining room, kitchen, large secluded garden, and excellent storage throughout. In need of some modernisation a great investment purchase or family home, popular Birchwood Area.

- Set within a peaceful cul de sac
- Popular Birchwood area
- Large Open Plan Lounge/Dining Room
- Three Generous Bedrooms
- Ample Storage Throughout
- Secluded Garden With Rear Access
- Spacious Entrance Hall
- Large Family Bathroom And Ground Floor Cloakroom/WC
- CHAIN FREE
- In Need Of Improvement And Some Modernisation



Drovers Way, Hatfield



Drovers Way, Hatfield

Entrance Hall

Spacious and welcoming, with access to the downstairs WC, staircase to the first floor, and doors leading to the main living area and kitchen. With gas radiator.

Downstairs WC

A convenient cloakroom with toilet and washbasin, with window facing front of property.

Lounge/Diner

Large open plan living and dining area, with plenty of natural light and room for multiple furniture layouts. Offers a comfortable family space and connects seamlessly to the kitchen. Large sliding doors leading to the garden and two gas radiators.

Kitchen

Ample worktop and cupboard space (in need of some cosmetic improvement) and open access to the dining area. Views and access to the rear garden.

First Floor

Landing

Features a large storage cupboard and an airing cupboard, offering excellent household storage solutions.

Family Bathroom

suite with bath, shower over, washbasin, and WC. With a gas radiator and window to front.

Bedroom One

Generous double bedroom with two built in wardrobes. Window to the rear garden and a gas radiator.

Bedroom Two

Another good sized double bedroom, perfect for children, guests, or as a home office. With window to front and gas radiator

Bedroom Three

Spacious single bedroom or compact double. With garden to rear and gas radiator.

Material Information

Part A

Council Tax Band: D Amount: Freehold

Part B

Type: Terrace
Physical Characteristics: House
Construction Type: Brick
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 Yes
Drainage Yes
Does the property have Central Heating Yes
What Fuel does it use: Gas

Part C

Are there any known safety issues: No If Yes What:
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: NA