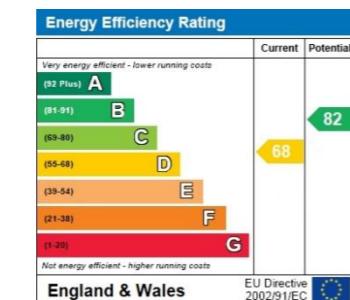
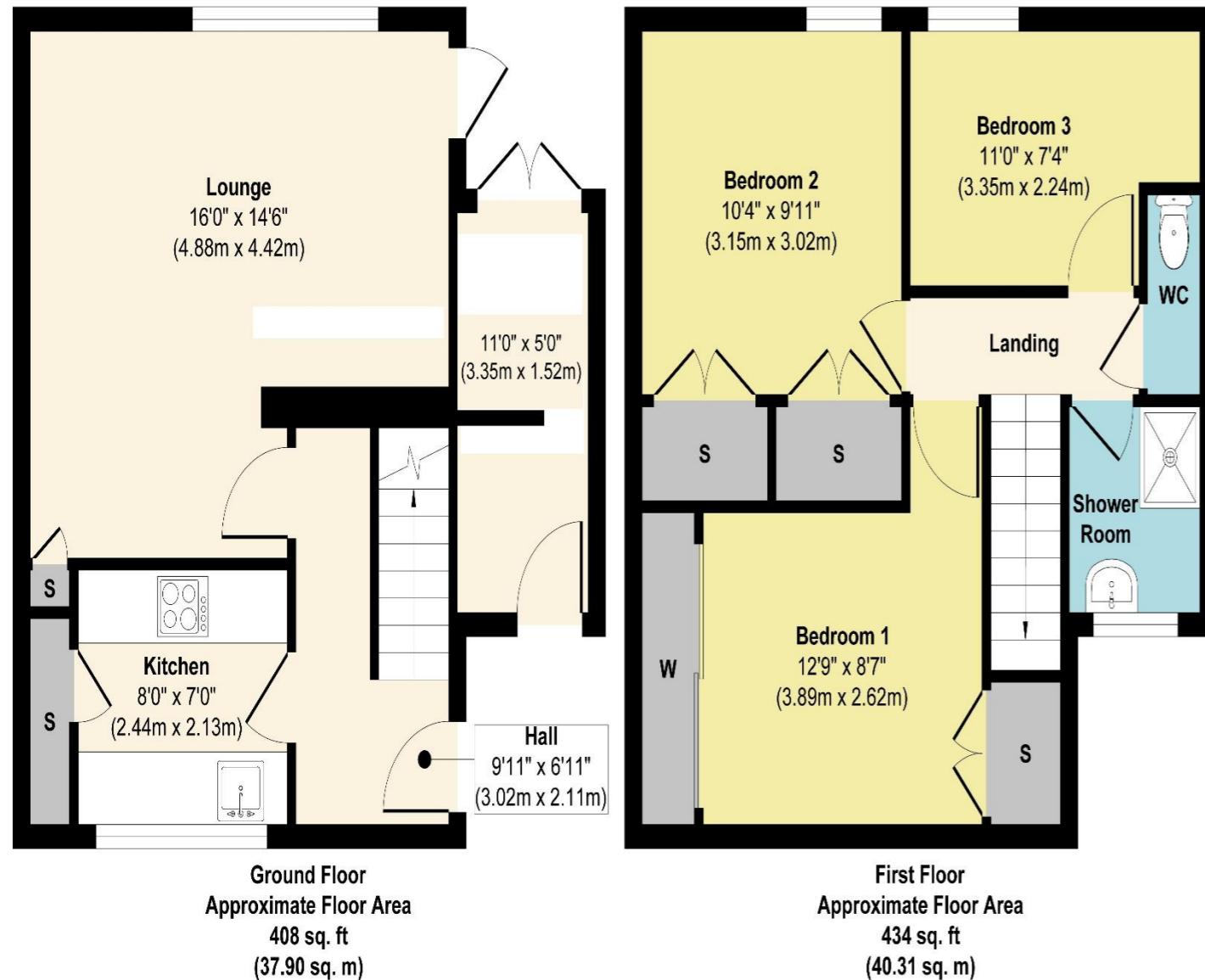


Hare Lane, Hatfield



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.

Hare Lane, Hatfield Freehold Price £325,000



A CHAIN FREE three bedroom mid terrace home on Hare Lane, featuring a front facing kitchen, rear lounge with garden access, separate shower room and wc, front garden and side access. Ideally located close to local shops, the town centre, and The Galleria.

- CHAIN FREE
- Enclosed side access and front garden
- Front facing fitted kitchen
- Spacious rear lounge with garden access
- Separate shower room and wc
- Good storage throughout the property
- Gas hob and built in oven
- Built in storage cupboards for multiple bedrooms
- Good natural light throughout
- Very close to local shops and amenities, and easy access to A1(M)





Front Garden

The property benefits from a grassed front garden, an enclosed side entrance provides additional access to the rear, adding convenience and flexibility.

Entrance Hall

Carpeted entrance hall with radiator, stairs to the first floor, and doors leading to the kitchen and lounge. Additional features include under stairs storage and a window into the lounge.

Kitchen

Located at the front of the property, the kitchen features wooden floorboards, a range of base and eye level units, roll edge worktops, sink with drainer and mixer tap, tiled splash backs, and a front facing window. Appliances include a gas hob and built in high level oven, with space for a washing machine and a half height fridge. A useful storage cupboard completes the space.

Lounge

A rear facing lounge with carpeted flooring, radiator, and electric fire. The room benefits from a window overlooking the rear garden, an internal window to the entrance hall, a storage cupboard, and a door providing direct access to the garden.

Landing

Carpeted landing with doors leading to all three bedrooms, the shower room, and the separate wc.

Shower Room

Fitted with laminate flooring, a wall mounted sink, shower enclosure, radiator, and tiled walls. A front facing window provides natural ventilation and light.

WC

Separate wc comprising a low level flush toilet, laminate flooring and walls, and a skylight for natural light.

Bedroom Three

Carpeted bedroom with rear facing window and radiator.

Bedroom Two

Carpeted bedroom positioned to the rear, featuring a window, radiator, and two built in storage cupboards.

Master Bedroom

Front facing master bedroom with carpeted flooring, radiator, fitted wardrobes, additional storage cupboard, and window to the front.

Rear Garden

Good size rear garden, mainly laid to lawn with a paved patio area.

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.