



Ground Floor
Approximate Floor Area
472 sq. ft
(43.85 sq. m)

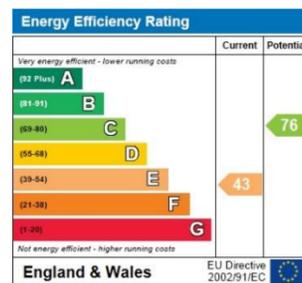
First Floor
Approximate Floor Area
300 sq. ft
(27.87 sq. m)

Second Floor
Approximate Floor Area
120 sq. ft
(11.14 sq. m)

Approx. Gross Internal Floor Area 892 sq. ft / 82.86 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.

Glebeland, Hatfield, Freehold Guide Price £380,000



A well proportioned mid terrace home in Glebeland, Hatfield, offering three bedrooms plus a loft conversion. Features include a bright dining area with garden access, ground floor bathroom and flexible living space, ideal for both owner occupiers and investors.

- Mid terrace house in a sought after Hatfield location
- Three bedrooms plus a converted loft room
- Flexible layout across three floors
- Bright rear dining area with skylights and garden access
- Ground floor bathroom
- Living room with feature fireplace and built in storage
- Practical kitchen with under stairs storage
- Private rear garden with patio and lawn
- Suitable for families, sharers or investors
- Front and rear gardens





Porch

Enclosed entrance porch with doors leading to the living room and kitchen.

Living Room

Front facing reception room with wood laminate flooring, feature fireplace, built in storage cupboard and shelving, radiator and window to the front.

Kitchen

Fitted kitchen with marble effect worktops, base and eye level units, tiled splash backs, electric oven and hob with extractor, stainless steel sink with mixer tap and drainer, plumbing for a washing machine, understair storage and wood laminate flooring. Carpeted stairs lead to the first floor.

Dining Area

Positioned to the rear, with wood laminate flooring, skylights, radiator and glazed French doors opening onto the garden. Door leading to the bathroom.

Bathroom

Ground floor bathroom with tiled flooring, panel enclosed bath with shower and screen, vanity sink, low level flush wc with bidet attachment, heated towel rail, extractor fan, rear facing window and cupboard housing the boiler. Plumbing in place for a washer and dryer.

Landing

Carpeted landing with radiator, front facing window and doors to all first floor rooms.

Bedroom One

Carpeted double bedroom with two built in wardrobes, radiator and front facing window.

Bedroom Two

Carpeted bedroom with radiator, rear facing window and stairs leading to the loft conversion.

Bedroom Three

Carpeted bedroom with built in storage cupboard, radiator and rear facing window.

Loft Room

Converted loft space with carpeted flooring, power and lighting, three eaves storage areas and two rear facing Velux style windows.

Rear Garden

Enclosed rear garden mainly laid to lawn with a patio area, providing a practical outdoor space for seating and leisure.

Further Details

The property is Freehold
Council Tax Band - Band D

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.