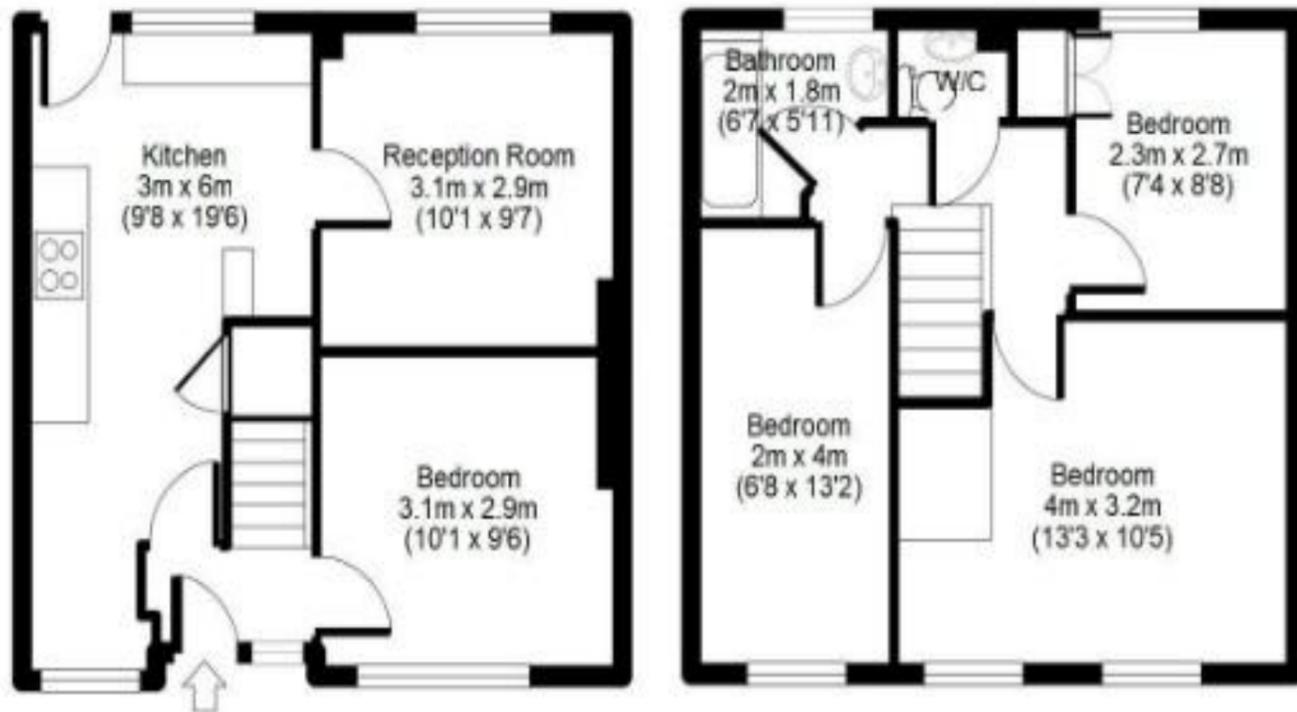


## Ash Drive, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 759 sq. ft / 71 sq. m



Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For identification purposes only  
Measurements are approx and not to scale

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.

## Ash Drive, Hatfield, Freehold Guide Price £375,000



A CHAIN FREE three/four bedroom mid terrace home with a spacious kitchen diner, separate lounge, south facing rear garden and useful ground floor bedroom or extra reception room. Located close to local shops and amenities, and well suited to families, first time buyers or investors.

- CHAIN FREE
- Flexible Three/Four Bedroom Layout
- Large South Facing Rear Garden
- Ground Floor Bedroom Or Additional Reception Room
- Large Kitchen With Dining Area
- Patio Seating Area And Lawn In Rear Garden
- Excellent Storage Throughout
- Separate Bathroom And WC
- Double Glazed Windows Throughout
- Easy access to A1(M) and A414





## Entrance Hall

Carpeted entrance hall with opaque double glazed window to the front, stairs to the first floor, and doors to the kitchen and ground floor bedroom.

## Ground Floor Bedroom

A versatile carpeted room with radiator and double glazed window to the front. This space could be used as a bedroom, dining room, study or additional reception room.

## Kitchen

Fitted with a range of base and eye level units with roll edge work tops, steel sink with mixer tap and drainer, tiled splash backs, integrated electric fan oven and gas hob with extractor over. There is space for a fridge, space for a washing machine, room for a dining table, under stair storage, wall mounted boiler, radiator, double glazed windows to the front and rear, and a door to the garden.

## Landing

Carpeted reception room with radiator and double glazed window to the rear.

## Landing

Carpeted landing with radiator, loft hatch, and doors to all first floor rooms.

## Bedroom One

A generous carpeted double bedroom with radiator and two double glazed windows to the front.

## Bedroom Two

Carpeted bedroom with radiator and double glazed window to the front.

## Bedroom Three

Carpeted bedroom with radiator, integrated wardrobe, and double glazed window to the rear.

## Bathroom

Fitted with a panel enclosed bath with shower attachment, pedestal wash hand basin, radiator, extractor fan, fully tiled walls, wood laminate flooring, and opaque double glazed window to the rear.

## WC

Separate cloakroom fitted with a low level flush wc and wall mounted wash hand basin with tiled splash back. Wood laminate flooring and extractor fan.

## Outside

To the front is a paved garden enclosed by hedging, with on street parking nearby. The rear garden is south facing and laid to lawn with a patio seating 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.**