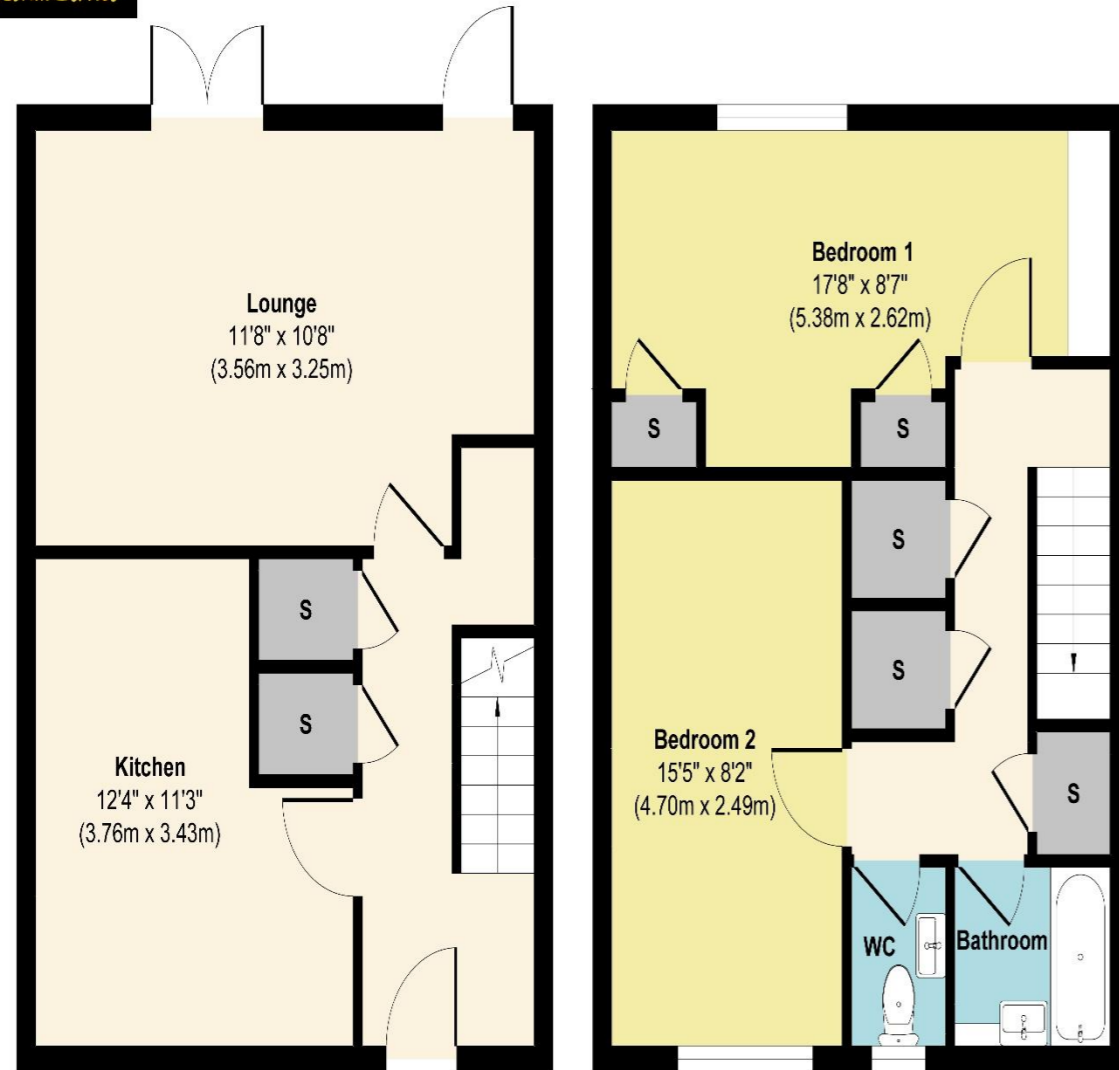


St Audreys Close, Hatfield



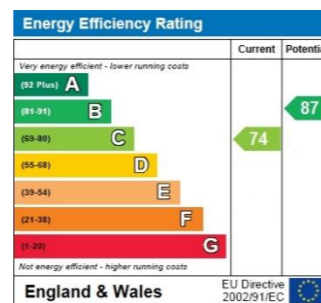
Ground Floor
Approximate Floor Area
412 sq. ft
(38.27 sq. m)

First Floor
Approximate Floor Area
412 sq. ft
(38.27 sq. m)

Approx. Gross Internal Floor Area 824 sq. ft / 76.54 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.

St Audreys Close, Hatfield, Freehold Guide Price £335,000



Chain free two bedroom end of terrace house in St Audreys Close. Features a lounge with French doors to the garden, fitted kitchen, two bedrooms, family bathroom and separate WC. Front garden, permit free street parking a and private rear garden. Ideal first home or investment. Viewings recommended.

- CHAIN FREE
- End Of Terrace House
- Two Large Double Bedrooms
- Spacious Lounge With French Doors To Rear Garden
- Modern Fitted Kitchen
- Private Rear Garden With Patio And Rear Access
- Permit Free On Street Parking
- Excellent Storage Throughout
- Positioned Next To Millwards Park
- Located Close To Local Schools, Shops, & Amenities





Entrance Hall

Tiled flooring creates a practical and welcoming entrance. Stairs rise to the first floor. There are two storage cupboards and doors leading to the kitchen and lounge.

Kitchen

The kitchen is fitted with tiled walls and splash backs, roll edge work tops and base and eye level units. There is a steel sink with mixer tap, drainer and rinsing bowl along with space for a fridge, washing machine and dishwasher. An electric oven and gas hob with extractor fan are included. A double glazed window overlooks the front. Radiator.

Lounge

This spacious reception room is carpeted and features two radiators. French doors open to the rear garden allowing plenty of natural light and easy access outside.

First Floor Landing

Carpeted landing with doors to both bedrooms, bathroom and WC. There are two storage cupboards and an airing cupboard.

Bedroom One

A well proportioned rear facing bedroom with carpeted flooring. It benefits from a range of fitted wardrobes, with a recess for the double bed, a radiator and a vanity area. A double glazed window looks over the garden.

Bedroom Two

This front facing bedroom has wood effect laminated flooring and a radiator. A large double glazed window provides natural light.

Bathroom

The family bathroom features wood effect laminated flooring and fully tiled walls. It is fitted with a panel bath with shower, vanity sink and radiator. A double glazed window to the front.

WC

The separate WC has wood effect laminate flooring, a low level WC and vanity sink with tiled splash back. A radiator is fitted and there is a double glazed window to the front.

Garden

The rear garden is mainly laid to lawn with a patio seating area, ideal for outdoor dining or relaxation. A gate provides rear access.

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.