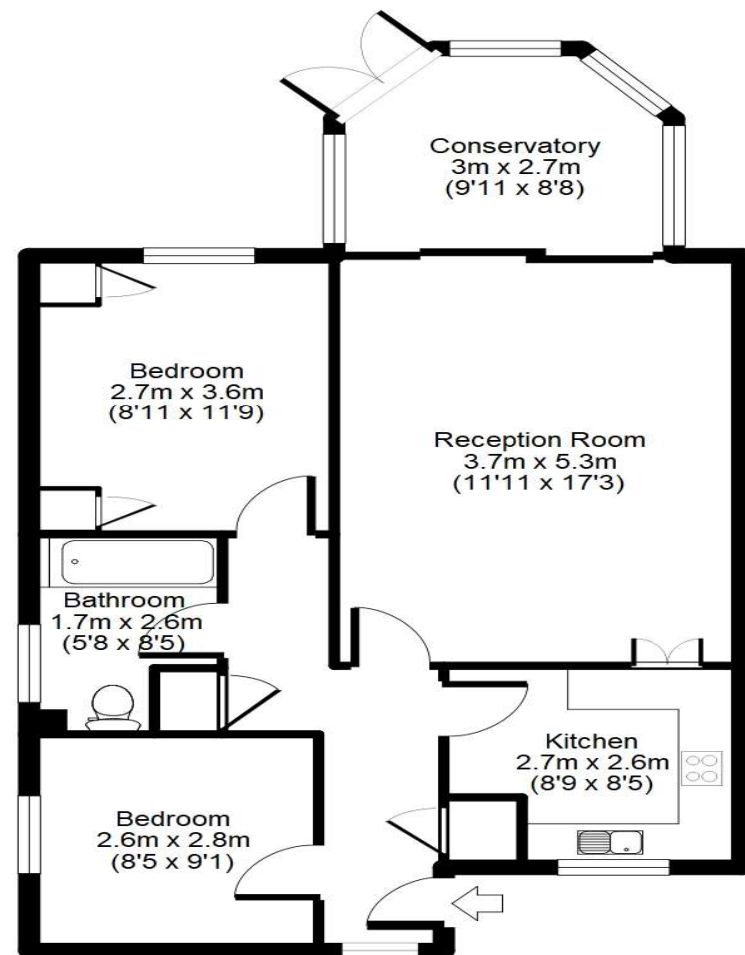



Ashley Court, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 661 sq. ft / 61 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

Ashley Court, Wellfield Road Leasehold

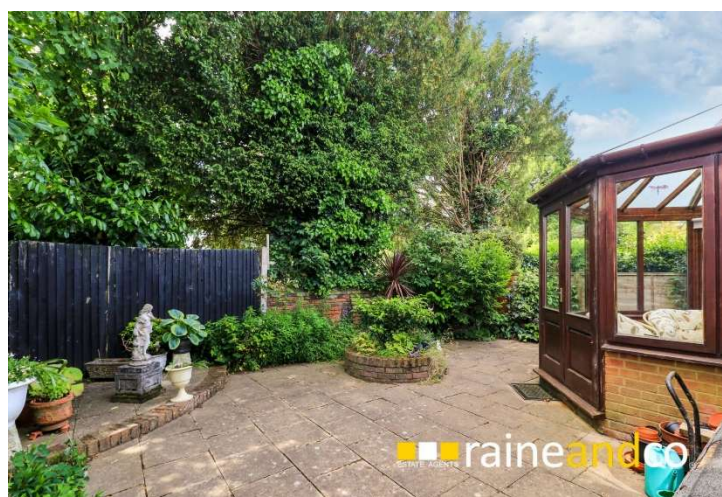
Price £325,000



END OF TERRACE RETIREMENT BUNGALOW IN A CUL-DE-SAC LOCATION CLOSE TO THE TOWN CENTRE.

- Retirement Bungalow
- Front & Rear Gardens
- Two Bedrooms
- Living Room
- Double Glazed Conservatory
- Kitchen with Hob & Oven
- Bathroom with Mixer Shower
- Double Glazed





Entrance Hall

Via a frosted multi paned double glazed front door. Matching window to front. Airing cupboard. Storage cupboard. Access to loft. Electric storage radiator. Alarm pull cord and intercom. Doors to:

Living Room

Electric storage radiator. Feature fireplace. Alarm pull cord. Double glazed patio doors to:

Conservatory

Brick base with double glazed windows to both sides and rear. Double glaze French doors opening to rear garden. Ceiling fan. Light. Electric slimline radiator.

Kitchen

Comprising a range of fitted matching wall and base units with work surfaces over and inset single bowl, single drainer stainless steel sink unit with mixer tap. Part tiled walls. Built in electric hob with oven under and overhead filter hood. Space for upright fridge/freezer. Plumbing for washing machine. Wall mounted electric fan heater. Serving hatching to living room. Double glazed window to front.

Bedroom One

Fitted wardrobes with bedspace and cupboards over and matching bedside drawers. Electric slimline radiator. Alarm pull cord. Double glazed window to rear.

Bedroom Two

Electric slimline radiator. Alarm pull cord. Double glazed window to side.

Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Part tiled walls. Extractor fan. Electric wall mounted fan heater with razer plug socket. Alarm pull cord. Frosted double glazed window to side.

Front Garden

Laid to lawn with ramp to front door and mature bushes and shrubs to one side. Path and pedestrian gate to:

Rear Garden

Mainly paved with flower beds to borders and one which is central, and brick raised. Range of mature shrubs and bushes. Part walled. Cold water tap. Small store for garden equipment.

Further Details

The property is Leasehold

Council Tax Band - Band D