


Linnet Walk, Hatfield Freehold Price £385,000



POPULAR BIRDS & TREES AREA. Situated within this popular area close to local shops, schools and The Hatfield Leisure Centre the current family have resided in this property from new. Offered with vacant possession and a CHAIN FREE TRANSACTION.

- End of Terrace
- Popular Birds Area
- Three Bedrooms
- Dual Aspect Lounge / Dining Room
- Kitchen
- Ground Floor Cloakroom
- First Floor Bathroom
- Front & Rear Gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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.



Entrance Hall

Via frosted double glazed front door with matching side window. Stairs to first floor with under stairs area. Double radiator. Panelled effect doors to:

Cloakroom

Comprising a low level W.C. Corner wall mounted wash hand basin with splash back tiled walls. Frosted double glazed window to front.

Lounge / Dining Room

Double radiator. Feature fireplace with matching television stand to side with shelves under. Dual aspect with double glazed window to front and patio doors to rear garden.

Kitchen

Comprising a range of fitted wall and base units with work surfaces over with breakfast bar and inset single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Gas cooker point. Plumbing for washing machine. Space for upright fridge/freezer. Two double glazed windows to rear, one frosted. Frosted double glazed door to rear garden.

First Floor Landing

Access to loft. Double overstairs airing cupboard housing a wall mounted boiler. Panelled effect doors to:

Bedroom One

Single radiator. Two double glazed windows to rear.

Bedroom Two

Single radiator. Two double glazed windows to front.

Bedroom Three

Single radiator. Double glazed windows to rear.

Bathroom

Comprising a panel enclosed bath. Pedestal wash hand basin. Part tiled walls. Heated chrome effect towel rail. Frosted double glazed window to front. Agents Note: It is possible to add a low level W.C to this room by making bedroom 2 slightly smaller.

Front Garden

Laid to lawn with mature hedge to front and one side. Path and steps down to front door. Exterior lighting.

Rear Garden - Approx 41`2 max

Laid to lawn with flower beds to borders and a range of mature shrubs and bushes. Timber garden shed. Cold water tap. Walled to one side with gated pedestrian access to side.

be aware of:

None

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.