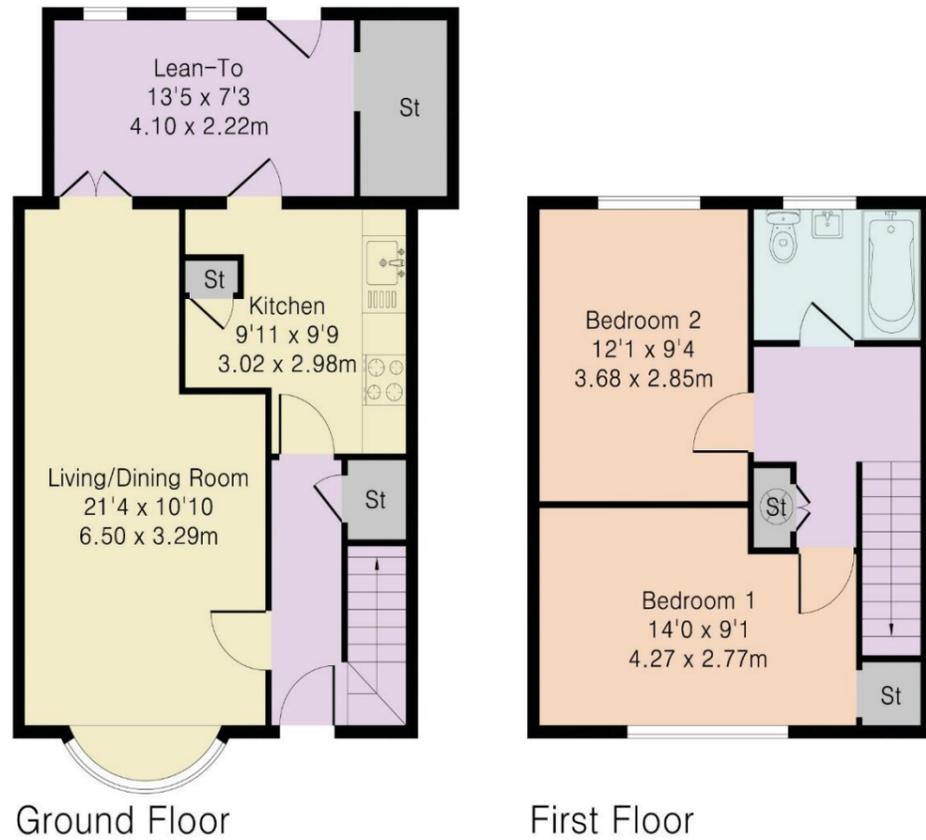


Approximate Gross Internal Area 878 sq ft - 82 sq m

Ground Floor Area 513 sq ft - 48 sq m

First Floor Area 365 sq ft - 34 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 Plus) <b>A</b>	
(81-91) <b>B</b>	87
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	56
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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 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.

## Maryland, Hatfield Freehold

£325,000



This two bedroom mid terrace house is situated in a quiet cul-de-sac overlooking a small green, benefits from a lounge with a dining area, lean to with utility room and two spacious double bedrooms and family bathroom.

- CHAIN FREE
- MID TERRACE
- LOUNGE WITH DINING AREA
- TWO BEDROOMS
- GOOD SIZED REAR GARDEN
- WITHIN 0.4 MILES OF TOWN CENTRE
- WITHIN 1.0 MILE OF HATFIELD TRAIN STATION
- OFSTED RATED SCHOOLS GOOD & EXCELLENT NEARBY
- REDSIDENT PARKING PERMIT ZONE
- STREET PARKING





## LOUNGE WITH DINING AREA

Laminated flooring, two radiators, large Bay window to front, Dining area with space for table and chairs. Gas fire with back boiler. Leading to Kitchen

## KITCHEN

A good selection of wall and base units, worktops with splashback tiles, white ceramic sink with mixer, 4 ring gas hob, built-in oven under with extractor filter-hood over, space for fridge-freezer, cupboard housing gas and electric meters. Radiator. Tiled walls and floors. Internal single glazed window and door to

## LEAN-TO/ UTILITY ROOM

Single glazed windows and door to rear, the utility room has space and plumbing for a washing machine.

## LANDING

Carpeted floor, airing cupboard housing hot water cylinder heated by a back boiler, wall lights, and loft access.

## BEDROOM ONE

Laminated flooring, radiator, two double-glazed windows to front, and a built-in cupboard with hanging space.

## BEDROOM TWO

Laminated flooring, radiator, and double-glazed window to rear.

## BATHROOM

Laminated flooring, radiator, tiled walls, double-glazed obscure window to rear, white bathroom suite comprising panel enclosed bath with stainless steel mixer tap and shower attachment, pedestal sink with stainless steel taps, low-level flush WC.

## OUTSIDE

Low maintenance garden to the rear with paved area for table and chairs, flower bed borders, laid low maintenance artificial lawn and hardstanding to rear for a shed or gazebo. The front has steps leading to the property and a bin storage cupboard to the front of the property.

## HALLWAY

uPVC front door

Laminated flooring, radiator, spacious under stairs storage cupboard, and smoke alarm.

## 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.**