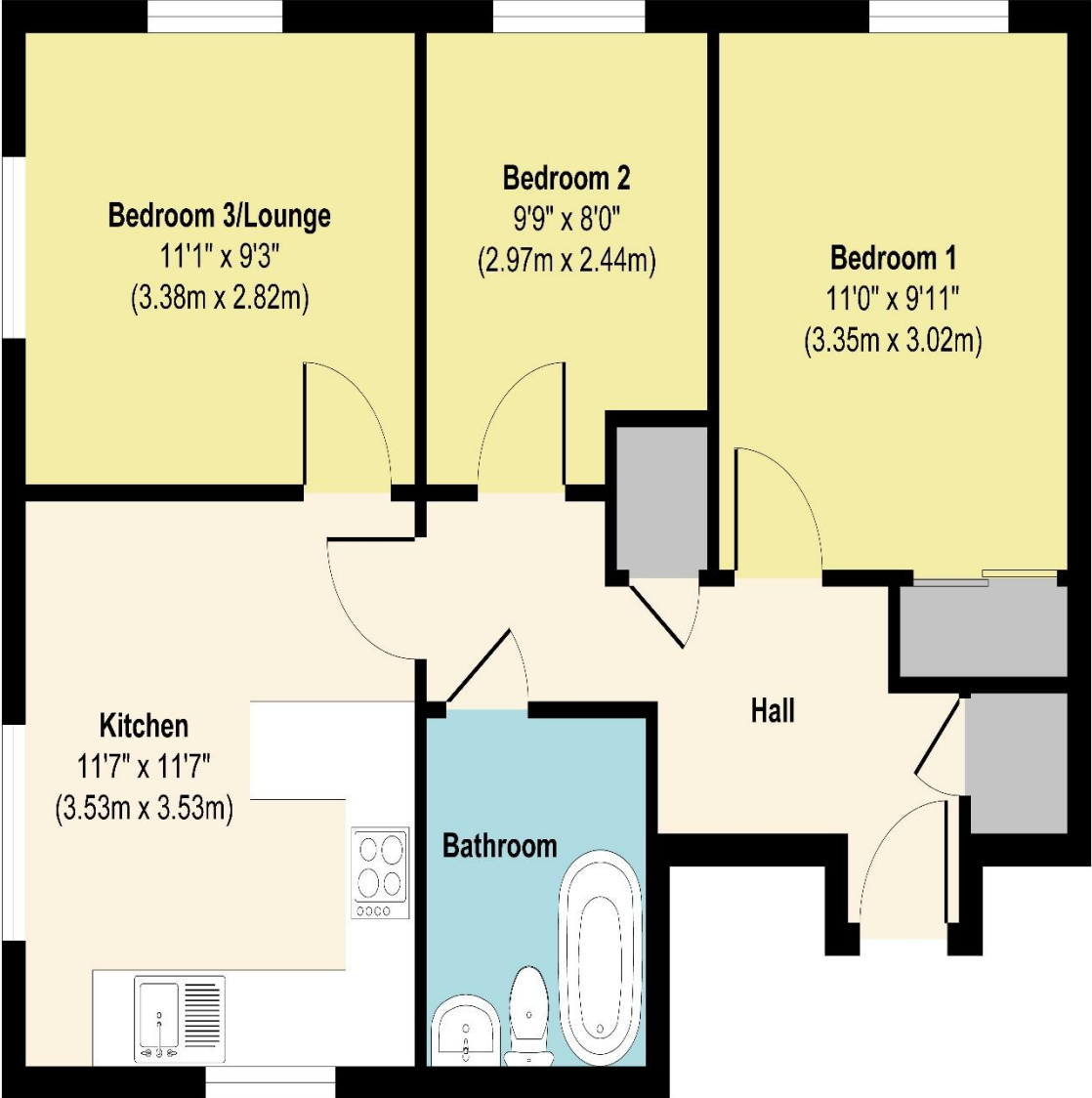


Walker Grove, Hatfield

Walker Grove, Hatfield



Floor Plan

Approx. Gross Internal Floor Area 576 sq. ft / 53.51 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

Walker Grove, Hatfield Leasehold Guide Price £249,995



A CHAIN FREE and versatile 2 bedroom flat in Salisbury Village. Lounge currently used as a third bedroom. Available with tenants in situ or vacant. Secure entrance, designated parking, modern kitchen and great convenience for buyers or investors.

- CHAIN FREE
- Option to buy with tenants in situ or vacant
- Located in Salisbury Village within Hatfield Business Park
- Flexible layout (lounge currently used as a third bedroom)
- Secure communal entrance
- Designated parking + visitor bays
- Excellent storage throughout
- Suitable for homebuyers and investors alike
- Close to local shops and schools
- Easy access to A1(M) and A414



11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219
Tel: 01707 266885 Email: hatfield@raineandco.com <https://www.raineandco.com>
Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain

Walker Grove, Hatfield



Walker Grove, Hatfield

Outside

Designated parking space, visitor parking and a secure communal entrance

Hallway

Entry phone, carpeted flooring and two spacious storage cupboards. Doors lead to the bedrooms, bathroom and kitchen.

Bedroom One

Carpeted, radiator, rear facing window and built in wardrobe. Well proportioned and neatly presented.

Bedroom Two

Carpeted with radiator and rear facing window. Ideal as a bedroom, home office or study.

Bathroom

Laminate flooring, low level wc, panel enclosed bath with plumbed in shower, pedestal basin with mixer tap, radiator, extractor fan and part tiled walls.

Bedroom Three / Lounge

Originally designed as the lounge, now arranged as a third bedroom. Carpeted with radiator and rear aspect window. Can easily return to a traditional living room.

Kitchen

Wood laminate flooring, base and eye level units, roll over work surfaces, gas hob with extractor over, stainless steel sink with drainer and rinsing bowl, tiled splashbacks, wall mounted boiler and side window. Space for a washing machine, dryer and fridge.

Further Details

The property is Leasehold
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.