



Oak Grove, Hatfield, AL10 8DN

£300,000

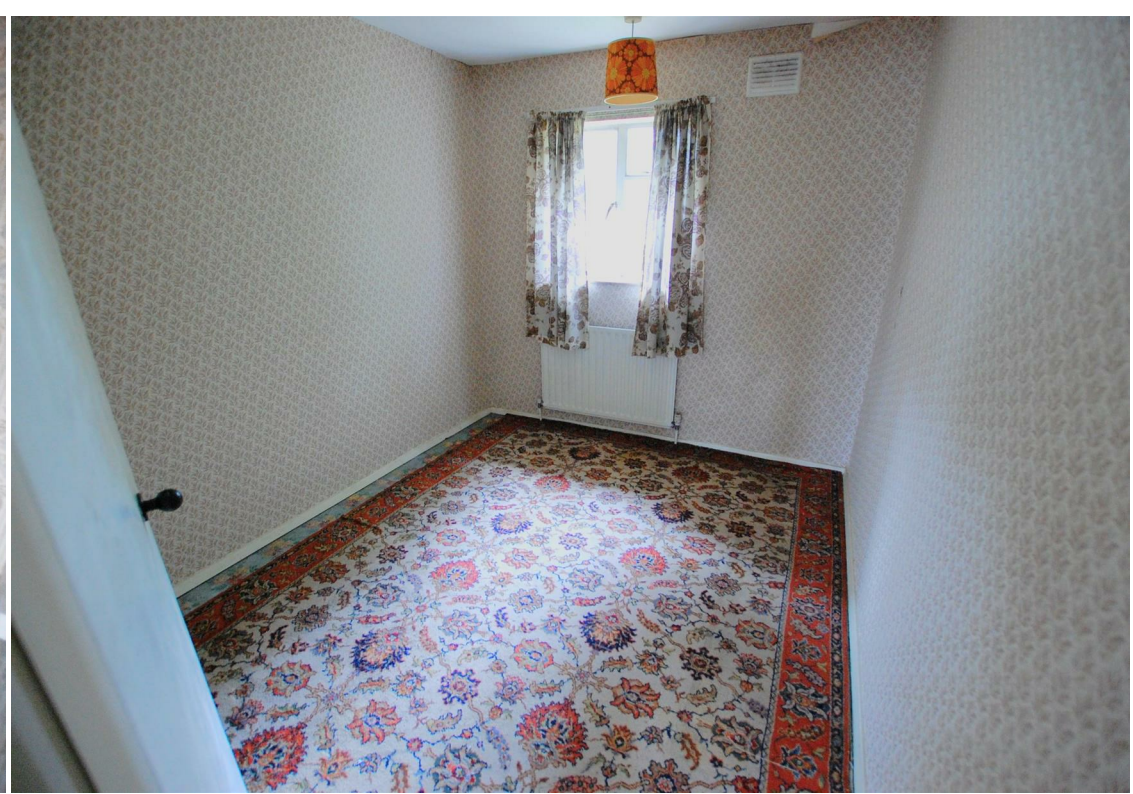


Oak Grove, Hatfield

Spacious three double bedroom house requiring full refurbishment, situated within a short walk of the town centre, numerous schools and the train station. The property briefly comprises of entrance hall, 17' lounge/diner with door to rear garden, kitchen, side passage, spacious gallery landing, three double bedrooms and a bathroom and separate wc. The house benefits from gas radiator central heating. There are gardens to the front and rear, with the rear having access from a green behind. Early viewing strongly advised.

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor







Entrance Hall

Part glazed entrance door to front, radiator, central heating thermostat, stairs to first floor with recess under, door to kitchen and door to:

Lounge/diner

17' x 12'5 max

Two windows to rear, door to rear garden, radiator, gas fire with back boiler,

Kitchen

10'8 x 9'4

Fitted wall and base units, roll edge work surfaces and tiled splash back, inset stainless steel sink/drain, space for cooker, washing machine and fridge/freezer, larder cupboard, window to front, door to side passage.

Galleried Landing

access to loft, doors to:

Bedroom One

11'6 x 10'8

Window to front, radiator, built in wardrobe.

Bedroom Two

12'5 max x 11'6

Window to rear, radiator, built in wardrobe, airing cupboard housing hot water cylinder and central heating controls.

Bedroom Three

9'10 x 8'

Window to rear, radiator.

Bathroom

Panel enclosed bath, wash hand basin, radiator, window to front.

Separate Wc

Low level wc, window to front.

Front Garden

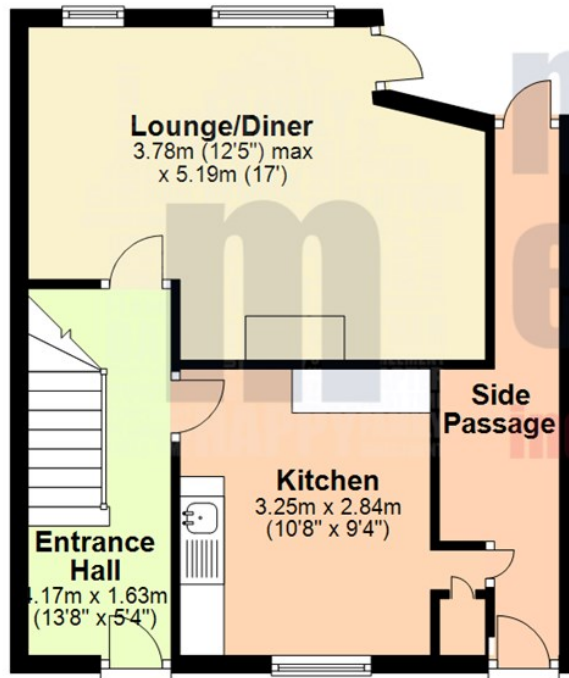
Lawn, path to front door.

Rear Garden

Mainly lawn, access to rear.

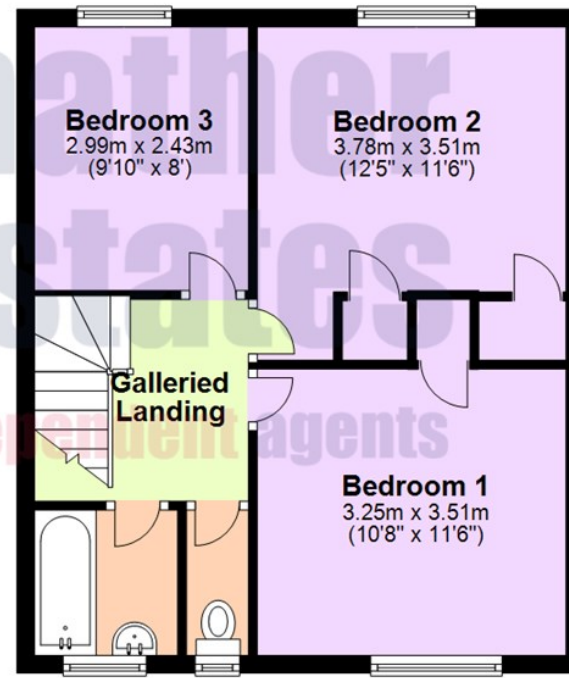
Ground Floor

Approx. 40.7 sq. metres (438.0 sq. feet)




First Floor


Approx. 43.1 sq. metres (464.4 sq. feet)

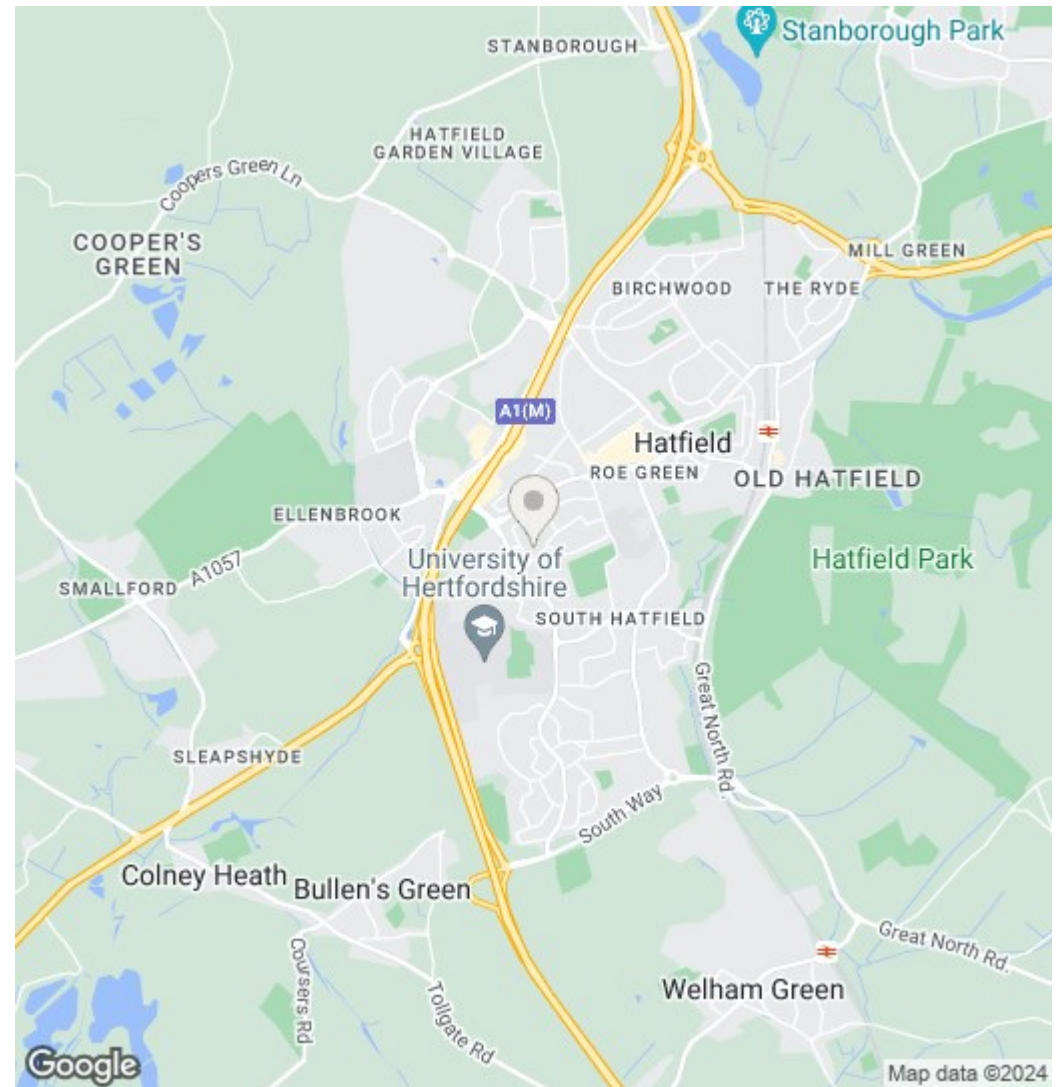


Total area: approx. 83.8 sq. metres (902.5 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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