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42 Wood Close AL10 8TX
Chain Free £300,000



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CASH BUYERS ONLY

Requiring full refurbishment is this three bedroom house available to full cash buyers only, situated in a cul de sac adjacent to the town centre, and within a short walk of the train station and numerous schools.

The property is offered with immediate vacant possession and briefly comprises of entrance hall, ground floor wc, lounge, dining room, inner hall, kitchen, three good size first floor bedrooms and a bathroom. The house is double glazed and has gas radiator central heating, is has also been rewired.

Outside there are private gardens to both front and rear with the front offering potential for a private driveway (Stpp).

Please call 01707 270777 to arrange a viewing.











Entrance Hall

Double glazed entrance door to front, double glazed window to front, radiator, stairs to first floor, doors to:

WC

Wc, window to side.

Kitchen

9'7 x 9'6

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, sink/drain unit, built in hob with space for oven under and extractor over, built in cupboard, space for fridge/freezer and washing machine, double glazed window to front, door to:

Inner Hallway

Door to:

Dining Room

8'8 x 8'3

Double glazed patio doors to rear garden, built in cupboard, radiator.

Lounge

13'2 x 9'2

Double sliding patio doors to rear, radiator, tv point.

Landing

Access to loft, airing cupboard housing gas fired combination boiler, doors to:

Bedroom One

12'9 x 10'7

Double glazed window to rear, radiator, built in single cupboard, built in single cupboard, built in wardrobe.

Bedroom Two

11'8 x 9'2

Double glazed window to front, radiator, two built in double wardrobes.

Bedroom Three

9'7 x 7

Double glazed window to rear, radiator.

Bathroom

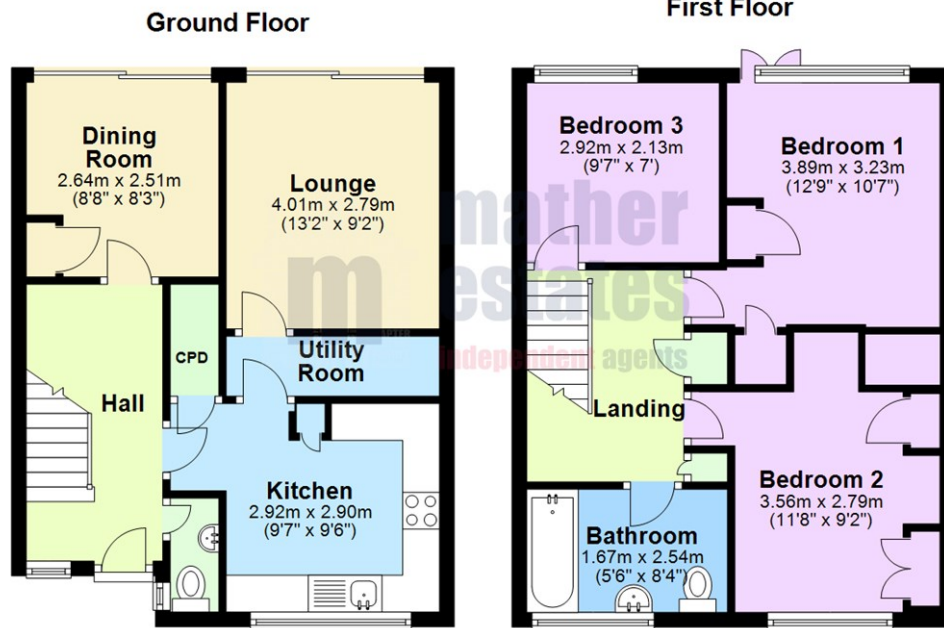
Comprising of panel enclosed bath with shower over, pedestal wash hand basin, complimentary wall tiling to full height, radiator, double glazed window to front.

Front Garden

Lawn, path to front door.

Rear Garden

Patio area to immediate rear extending to a lawn.



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.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	67
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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.

01707 270777 hatfield@matherestates.com
27 Market Place, Hatfield, Hertfordshire, AL10 0LJ