



Rickfield Close, Hatfield, AL10 8RP

£300,000



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Rickfield Close, Hatfield

Two double bedroom house situated in a quiet cul de sac close to local schools requiring some refurbishment offered for sale with no onward chain.

The accommodation briefly comprises of entrance porch, entrance hall, lounge with door to rear garden, a refitted kitchen/diner with built in appliances, gallery landing, two double bedrooms and a bathroom/wc.

The property is double glazed and has electric radiator heating. outside there are gardens to both front and rear, parking is available in communal car park to the front, resident permit required.

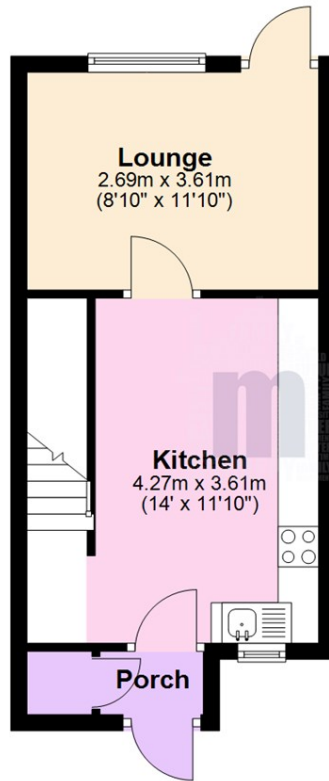
Please call 01707 270777 to arrange your viewing



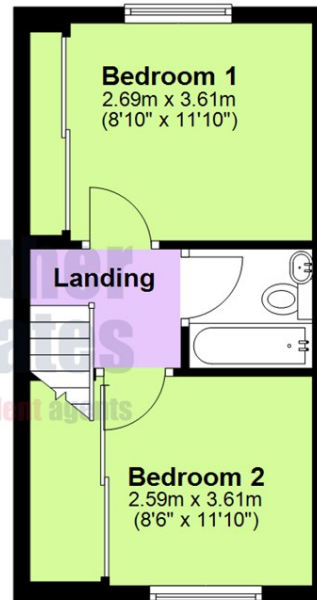
Total area: approx. 55.9 sq. metres (601.5 sq. feet)
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

<p>Entrance Porch Entrance door and window to front, door to;</p>	<p>Bedroom One Double glazed window to rear, electric radiator.</p>
<p>Entrance Hall Stairs to first floor, door to:</p>	<p>Bedroom Two Double glazed window to front, electric radiator, storage and airing cupboard.</p>
<p>Refitted Kitchen/diner Refitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset stainless steel sink/drainers with mixer tap, built in stainless steel oven and hob with chimney style extractor over, space for washing machine and fridge/freezer, electric radiator, double glazed window to front, door to:</p>	<p>Front Garden Lawn area, path to front door.</p> <p>Rear Garden Lawn, mature bushes and evergreens</p>
<p>Lounge Double glazed window to rear and door to rear garden, electric radiator.</p>	<p>Parking Resident permit parking available in car park to front.</p>
<p>Landing Access to loft, doors to:</p>	

Ground Floor



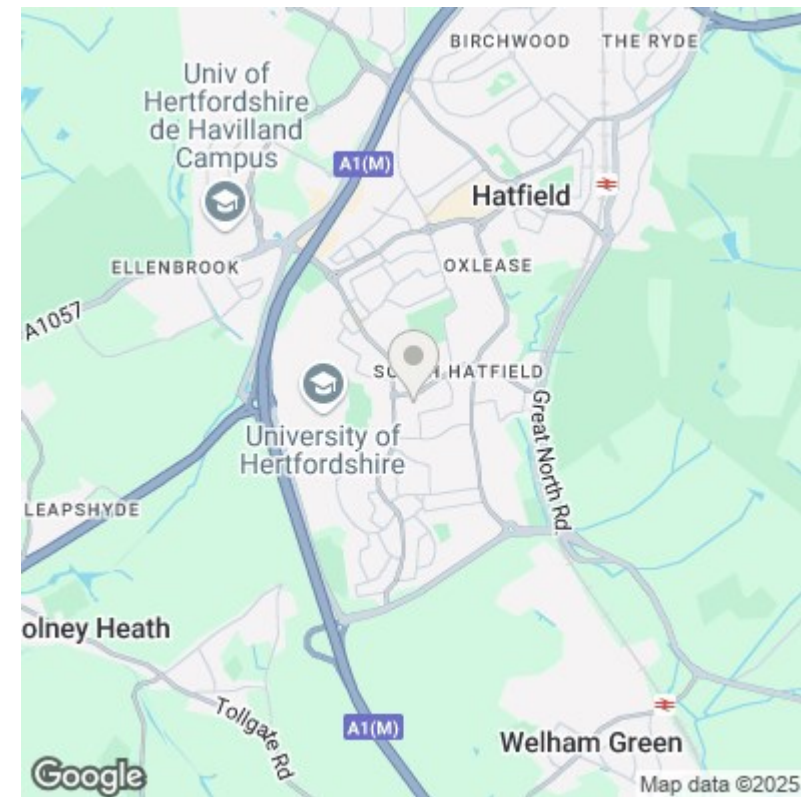
First Floor



Total area: approx. 55.9 sq. metres (601.5 sq. feet)

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Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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.

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