



Jacobs Ladder, Old Hatfield, AL9 5HY

£280,000



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**Jacobs Ladder, Old Hatfield**

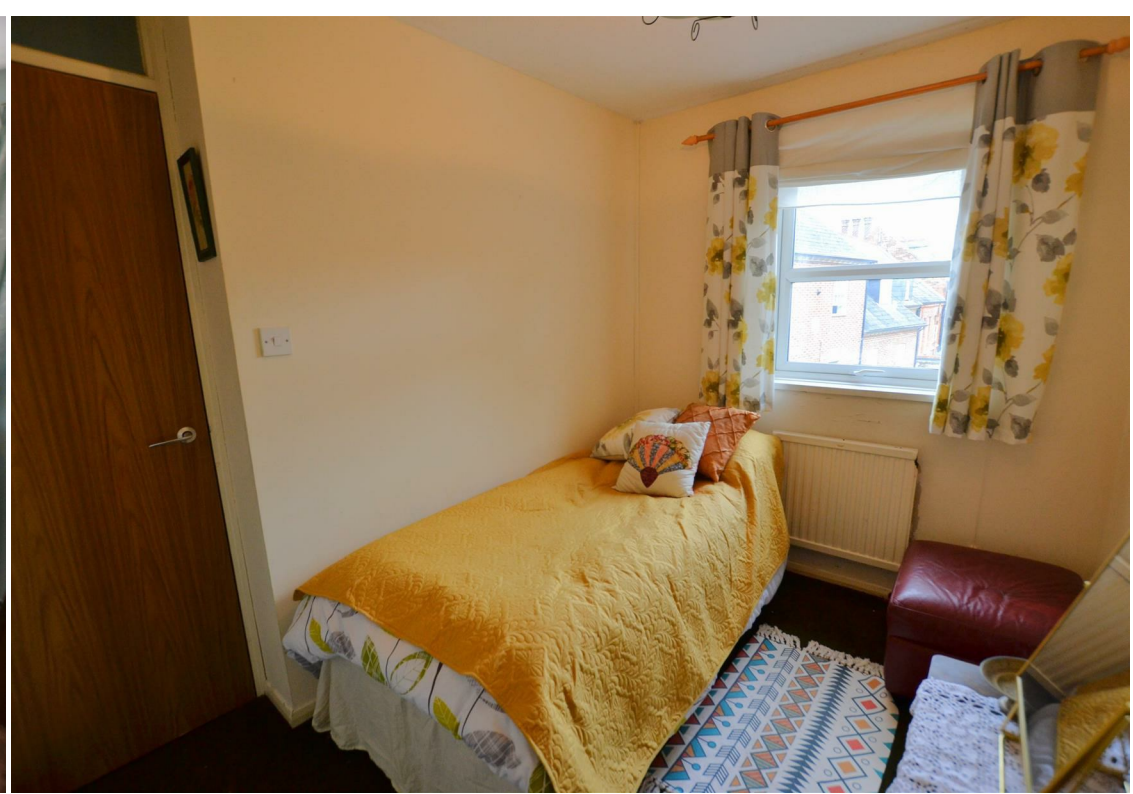
Spacious two bedroom split level maisonette situated in the historic "Old Hatfield" just a short walk from the train station and local amenities.

This chain free home requires some modernisation and briefly comprises of entrance hall, lounge, a good size kitchen/diner, landing with access to loft, two bedroom and a bathroom/wc. The property is double glazed and has gas radiator central heating from a recently serviced "Worcester" boiler.

Outside there is a communal parking area adjacent, to arrange your viewing please call our team on 01707 270777.











**Entrance Hall**

Double glazed entrance door to front, radiator, cloaks cupboard, stairs to first floor, doors to:

**Lounge**

Two double glazed windows to rear, radiator, under stairs storage cupboard.

**Kitchen/diner**

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset sink/drain, space for fridge/freezer, washing machine and cooker with extractor hood over, wall mounted gas fired "Worcester" boiler, double glazed window to front.

**Landing**

Access to loft, airing cupboard housing hot water cylinder with immersion heater, doors to:

**Bedroom One**

Double glazed window to rear, two built in wardrobes, radiator.

**Bedroom Two**

Double glazed window to front, radiator.

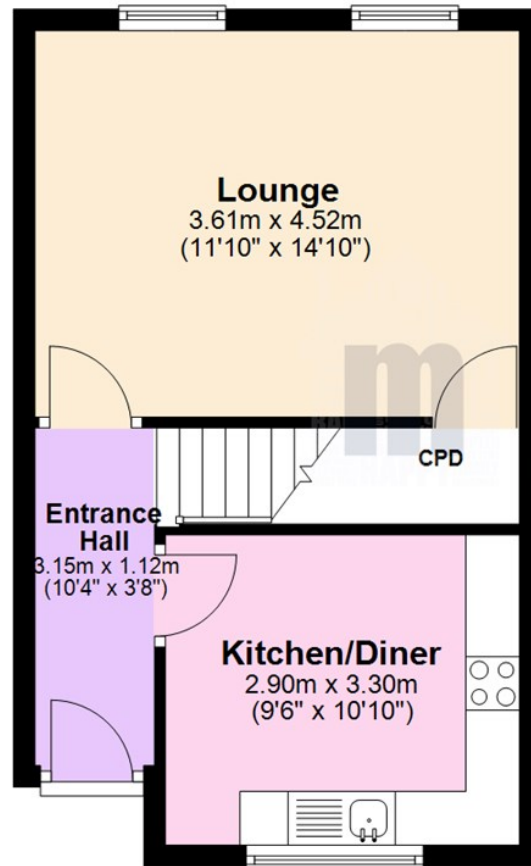
**Bathroom**

Panel enclosed bath with electric shower over, wash hand basin, dual flush wc, complimentary wall tiling, radiator, double glazed window to front.

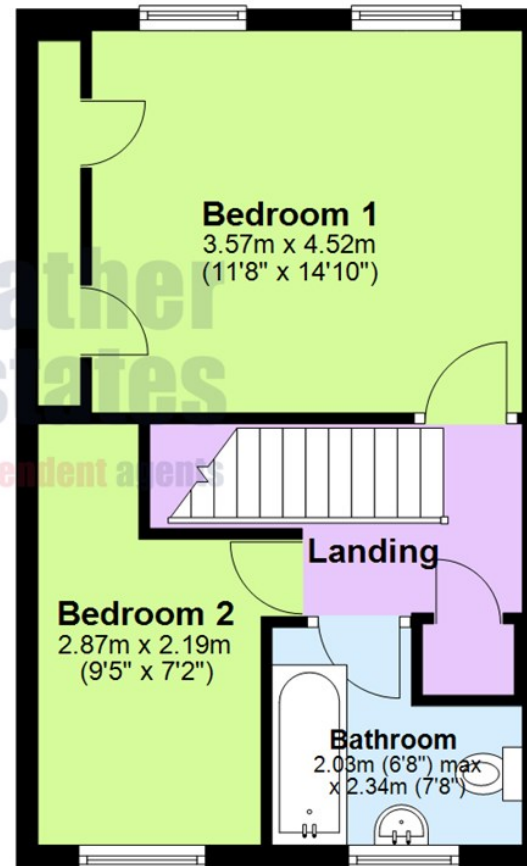
**Parking**

Communal car park adjacent.

## Ground Floor



## First Floor





Total area: approx. 67.6 sq. metres (727.8 sq. feet)

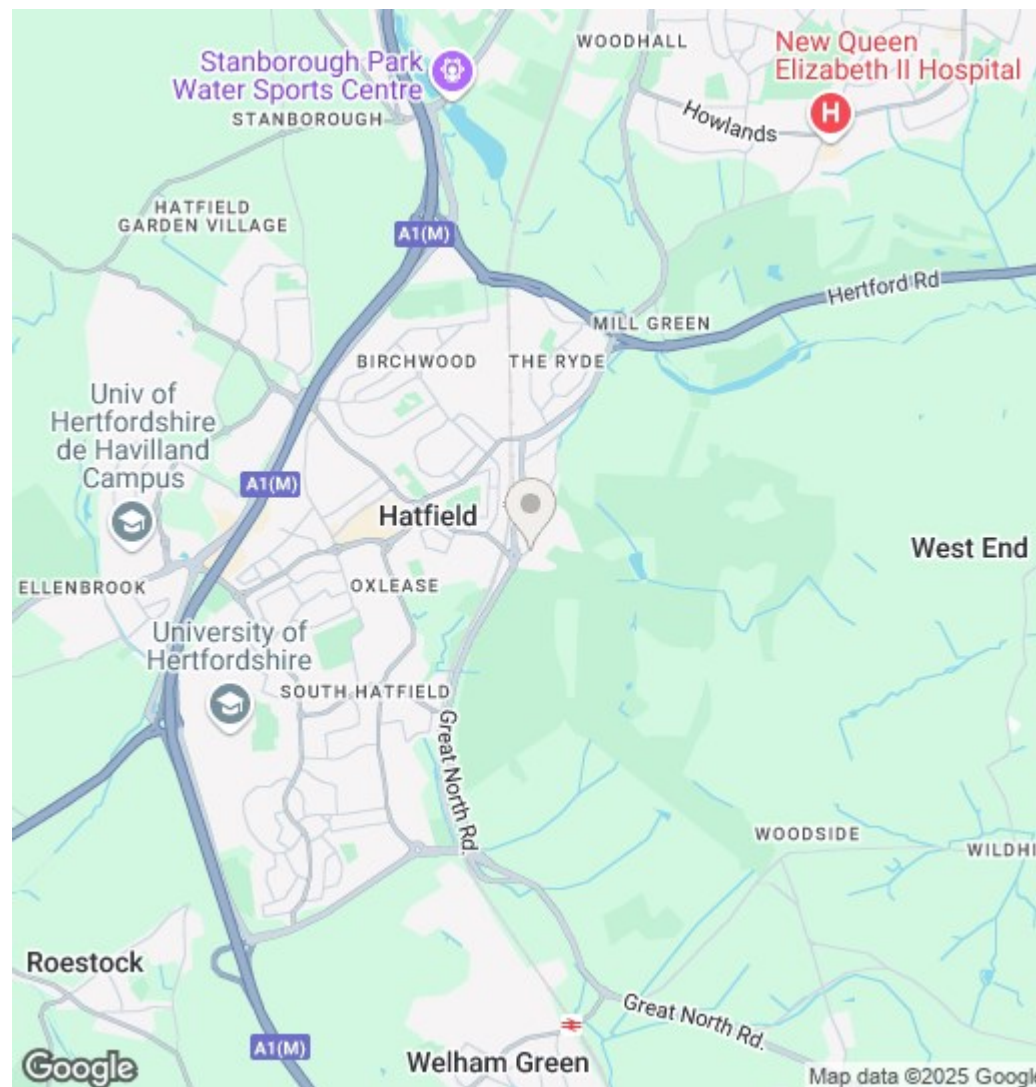
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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