



Stockbreach Close, Hatfield, AL10 0AZ

£190,000



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Stockbreach Close, Hatfield

Situated just a short walk from the town centre, train station and business park, is this superbly presented first floor maisonette, overlooking a green to the front.

The property is offered for sale in great condition and comprises of private entrance door, lounge/diner, refitted kitchen with appliances, a good sized double bedroom and a refitted bathroom. This delightful home is double glazed and has gas radiator central heating. outside there are communal gardens and a storage cupboard.

Internal viewing advised.







Communal Entrance

Stairs to first floor landing, storage cupboard, double glazed entrance door to:

Entrance Hall

Doors to bedroom and bathroom, storage cupboard, opening to:

Lounge/diner

15'5 x 9'2

Double glazed window to rear, radiator, television and telephone points, wood effect floor, door to:

Refitted Kitchen

8'6 x 6'3

Refitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, and concealed counter lighting, inset sink/drain unit with mixer tap, inset stainless steel gas hob with oven under, space for fridge/freezer and washing machine, tiled floor, double glazed window to rear.

Bedroom

13'5 x 9'2

Double glazed window to front, radiator, wardrobe recess.

Refitted Bathroom

Refitted suite comprising of P shaped shower bath with mixer tap, shower and glazed screen, pedestal wash hand basin with mixer tap, dual flush wc, complimentary wall tiling to full height, chrome effect heated towel rail, double glazed window to front. ,



Communal Grounds

Mainly laid to lawn, flower and shrubs, various evergreens, brick built storage cupboard.

Tenure

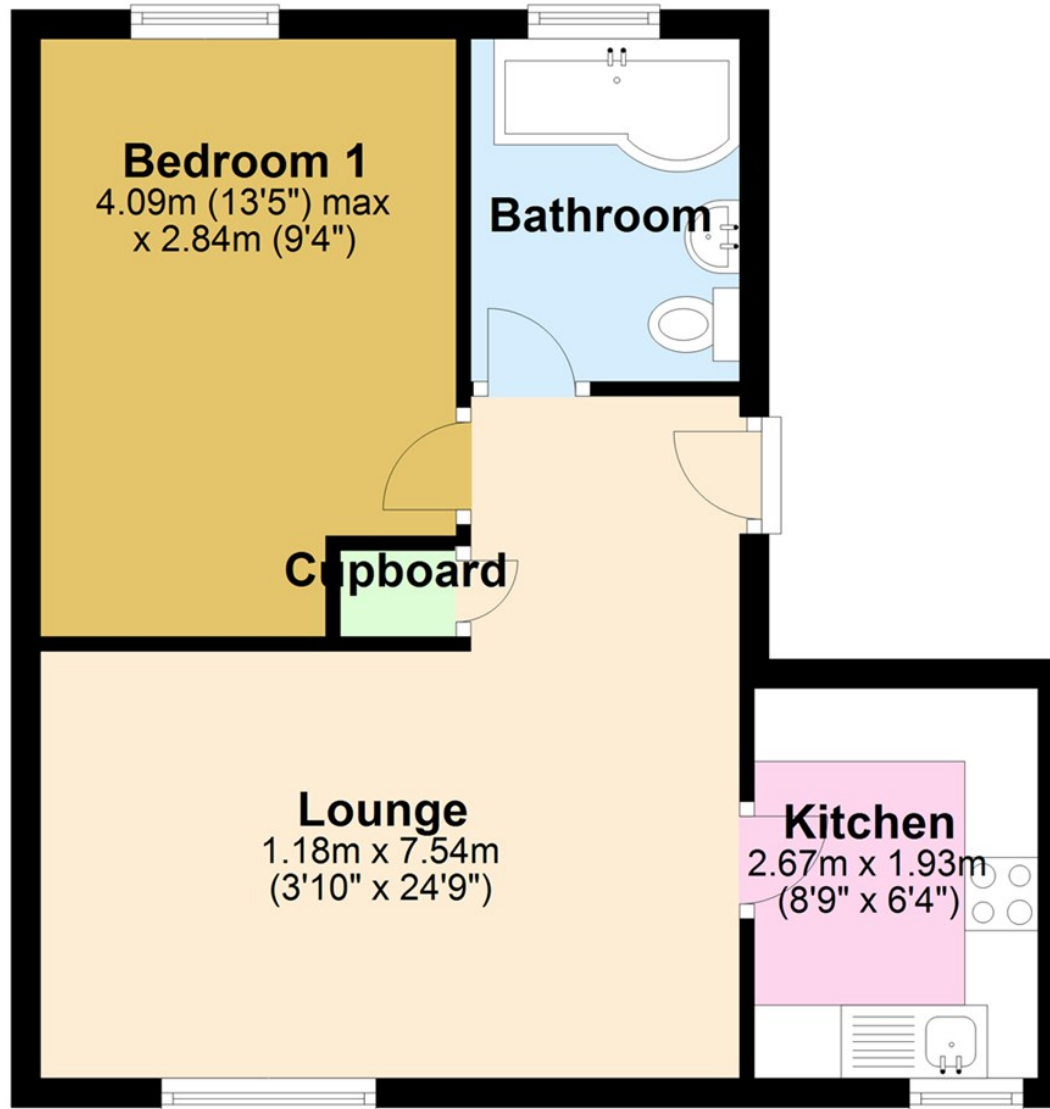
Leasehold

Lease length - 107 years

Ground Rent - £ 10 per annum

Service Charge - £ 300 per annum Approximately

Ground Floor

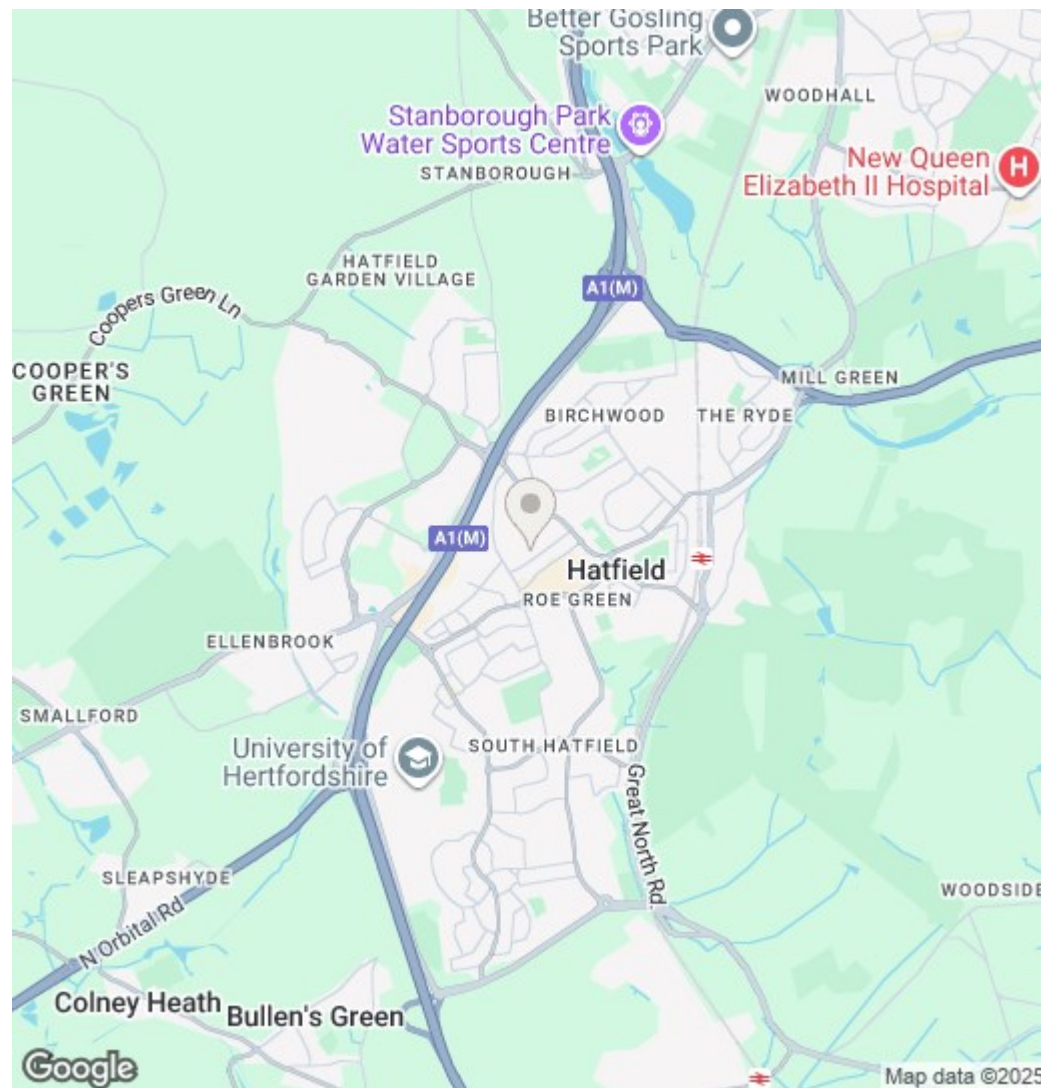


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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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