



Jasmine Gardens, Hatfield, AL10 0BQ

£325,000



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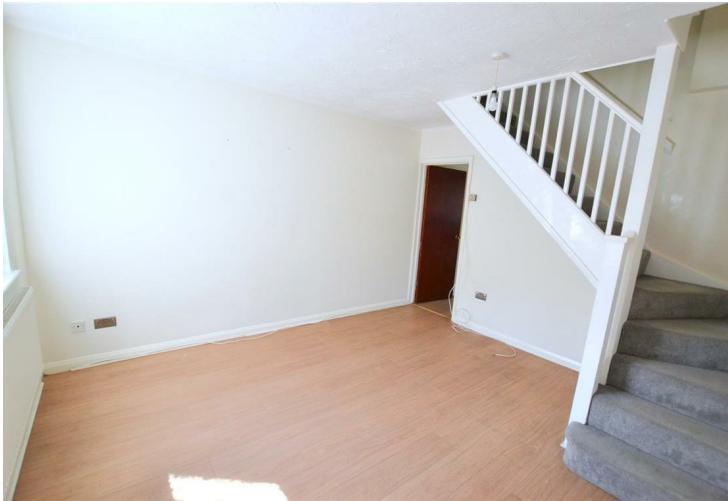
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Jasmine Gardens, Hatfield

Chain free two bedroom home with allocated parking to the front, situated in a quiet cul de sac just a short walk from the town centre, the train station is also within walking distance.

The property briefly comprises of entrance hall, living room, refitted kitchen/diner with door to rear garden, two bedroom and a refitted bathroom. The house is double glazed and has gas radiator central heating.

Outside there is small garden area and private driveway for one vehicle to the front, there is a garden to the rear with outside storage space. To arrange your viewing please call our team on 01707 270777.







Entrance Hall

Double glazed entrance door to front, storage cupboard housing gas and electricity meters, door to:

Living Room

13'5" x 12'0"

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

Refitted kitchen/diner

10'0" x 12'0"

Refitted with a range of wall and base units, complimentary wood effect flooring , work surfaces and splash back, stainless steel sink/drainers with mixer tap, space for cooker with stainless steel chimney style extractor hood over, space for fridge freezer and washing machine, wall mounted gas fired boiler, radiator, double glazed window and door to rear garden.

1st Floor Landing

Doors to all rooms.

Bedroom One

13'5 x 8'5

Two double glazed windows to front, radiator, built in wardrobes.

Bedroom Two

10 x 6'5

Double glazed window to rear, radiator.

Refitted Bathroom

Refitted suite comprising of panel enclosed bath with shower over, pedestal wash hand basin with mixer tap, dual flush wc, complimentary tiling to full height, heated towel rail, double glazed window to rear,



Rear Garden

Patio to immediate rear extending to lawn, water tap, fenced to boarders,

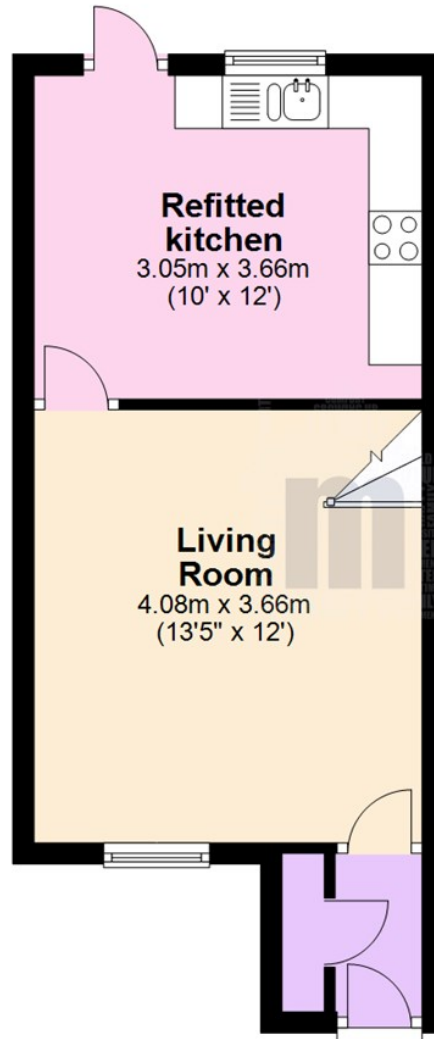
Front Garden

Mature hedges and shrubs lawn area and path to front door and private driveway.

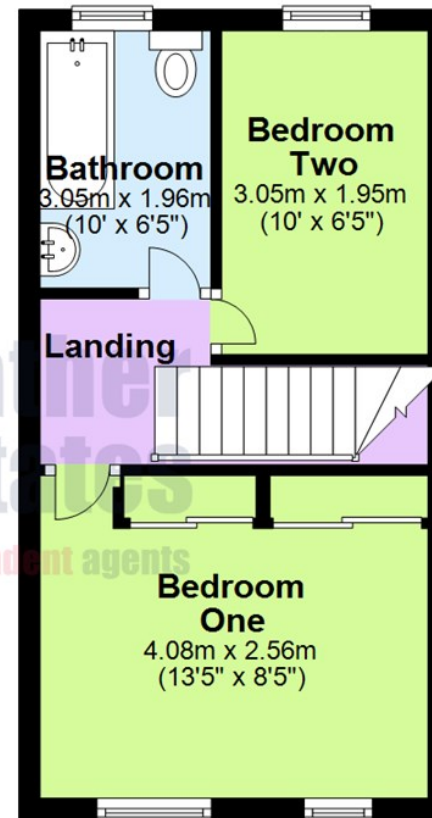
Private Driveway

Providing private parking for one vehicle

Ground Floor



First Floor

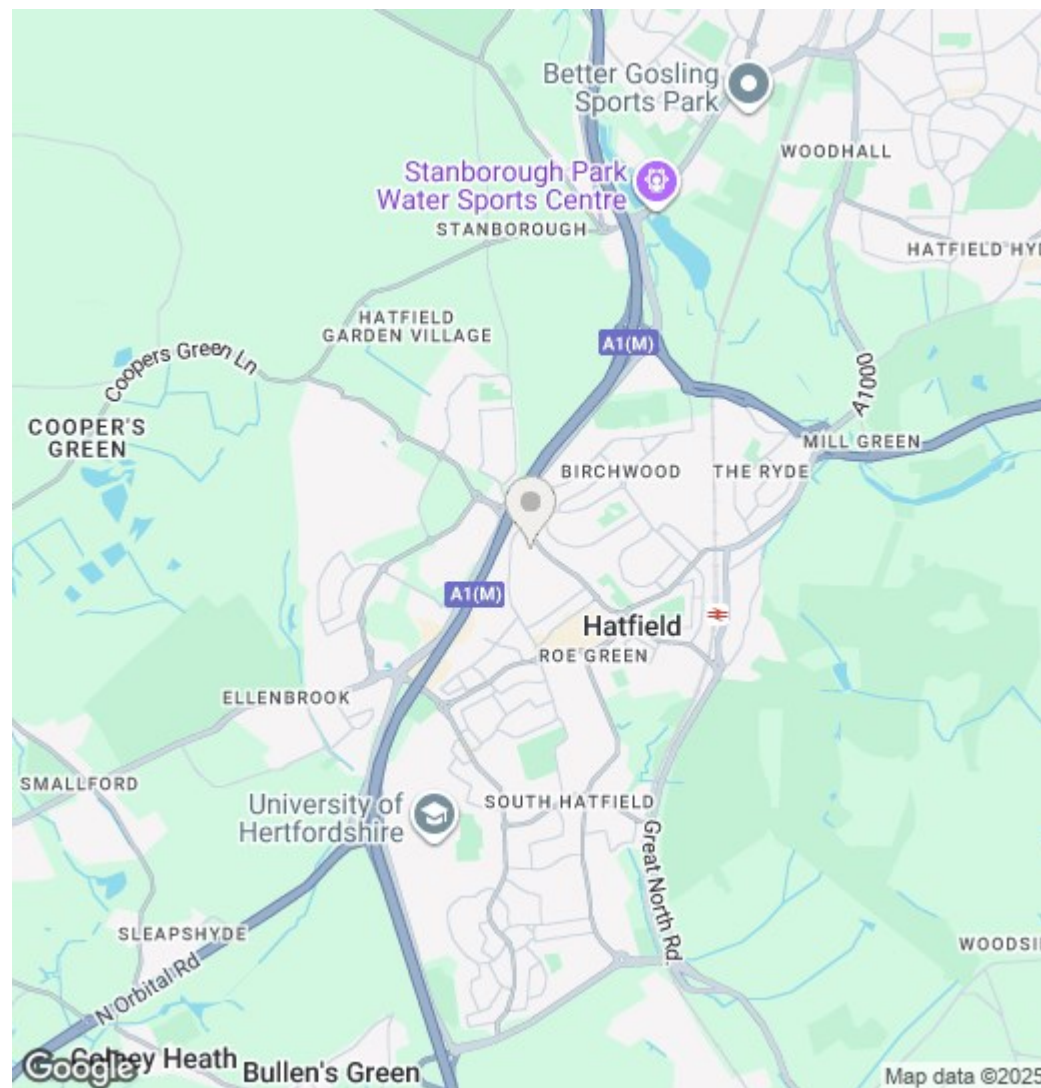


Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 64 | 75 |
| 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 58 | 71 |
| 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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