



Connells

Goldings Crescent
Hatfield



Property Description

Offered with no onward chain, A three/quarter bedroom mid terrace house well located for all local amenities. The property is an ideal for an investment purchase and comprises of a modern kitchen, dining room, ground floor bedroom. Three first floor bedrooms, shower room and cloak room. Outside there is a garage below and good size rear garden.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample

of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Storage cupboard. Stairs to first floor. Doors to rooms

Lounge

12' 7" x 12' (3.84m x 3.66m)

Radiator. Window to the front,

Kitchen

10' 5" x 9' 6" (3.17m x 2.90m)

Window to the rear and door to balcony. Range of wall and base units with work surfaces over and tiled splashbacks, one and a half bowl sink unit with mixer taps. Built in oven and hob with extractor over. Space for washing machine. Door leading through to the Dining Room.

Dining Room

9' x 11' 11" (2.74m x 3.63m)

Window to the rear. Radiator.

Landing

Hatch to loft. Doors to rooms.

Master Bedroom

12' x 10' 5" (3.66m x 3.17m)

Radiator. Window to the rear.

Bedroom Two

12' x 9' 9" (3.66m x 2.97m)

Window to the front. Radiator.

Bedroom Three

8' 9" x 8' 1" (2.67m x 2.46m)

Window to the rear. Radiator.

Separate Wc

Fully tiled with a high flush WC and wash hand basin. Window to the rear.

Shower Room

Suite comprising of a shower cubicle, WC and wash hand basin. Heated towel rail. Window to rear

Loft

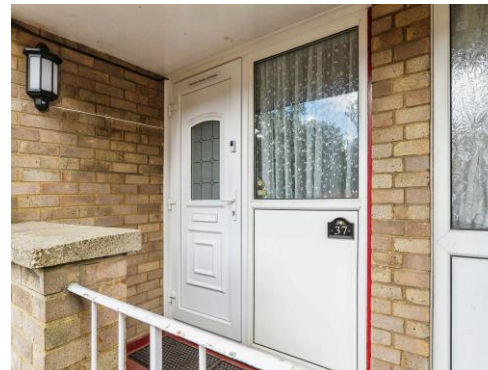
A fully boarded loft housing the electric boiler (green energy).

Balcony

Balcony with steps leading down to the rear garden. Patio area with covered storage space. Storage shed.

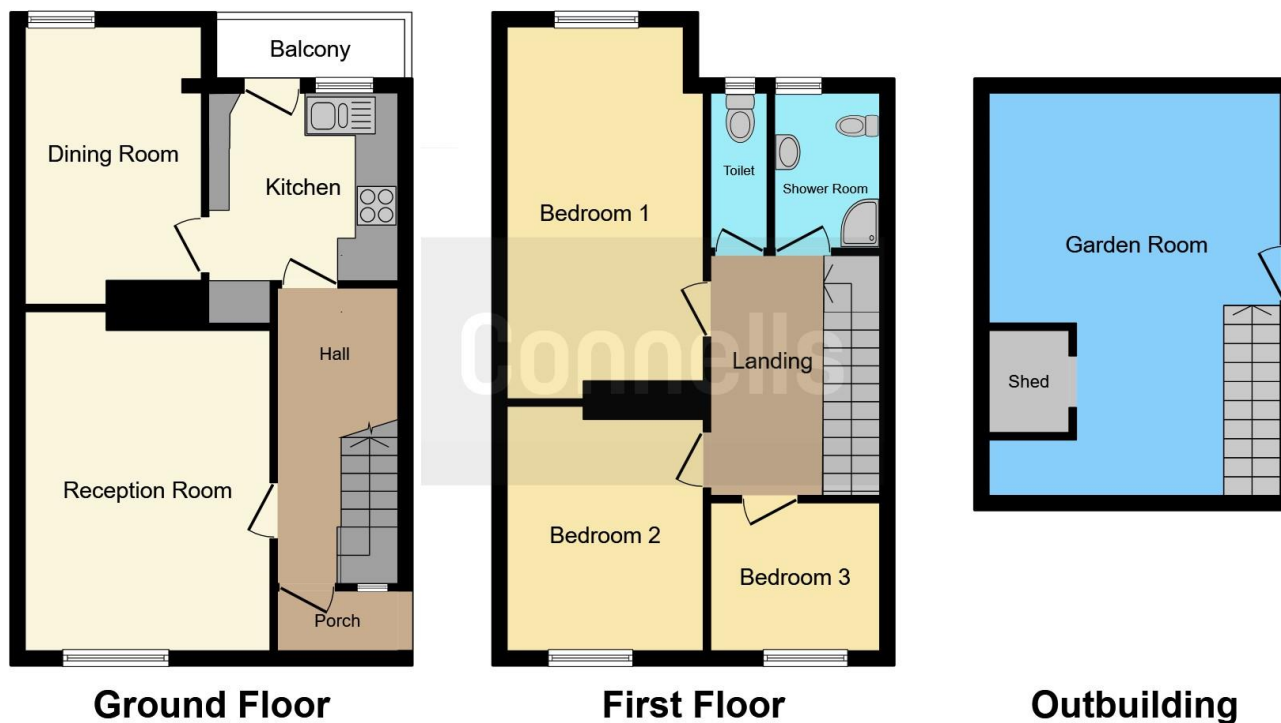
Garage

With parking to the front.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WWY306710

Tenure: Freehold



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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