



Connells

Cheviots
Hatfield



Property Description

This extended three bedroom, three reception rooms mid-terraced family home/ investment property comprises of an entrance hall, kitchen, lounge/diner and two further reception rooms on the ground floor and then three bedrooms, a bathroom and separate wc on the first floor. Externally there is a paved front garden, a good sized enclosed rear garden and on street permit parking.

Cheviots is close by to the University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema. It is also close by to Hatfield train station giving direct access into Kings Cross. There is also a great choice of primary schools, secondary schools and parks so is an ideal location for families.

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

Radiator and laminate flooring.

Lounge / Dining Room

19' max x 11' max (5.79m max x 3.35m max)

Window to the rear, part coving to the ceiling, radiator, laminate flooring and carpet,

Reception Room

9' max x 11' max (2.74m max x 3.35m max)

Window to the rear, radiator and laminae flooring.

Reception Room

11' x 8' (3.35m x 2.44m)

Window to the rear, coving to the ceiling, radiator and laminae flooring.

Kitchen

15' max x 7' max (4.57m max x 2.13m max)

Window to the front, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, gas hob, cooker hood, space for washing machine, boiler, radiator and lino flooring.

Landing

Window to the front, coving to the ceiling, carpet.

Bedroom One

13' max x 10' 1" max (3.96m max x 3.07m max)

Window to the rear, access to the loft, built in wardrobe, radiator and carpet.

Bedroom Two

11' max x 11' max (3.35m max x 3.35m max)

Window to the rear, coving to the ceiling, built in wardrobe, radiator and carpet.

Bedroom Three

8' max x 8' 1" max (2.44m max x 2.46m max)

Window to the front, coving to the ceiling, built in wardrobe, radiator and laminate.

Bathroom

Window to the front, coving to the ceiling, wash hand basin and bath with shower over, heated towel rail, lino flooring,

Wc

Window to the front, wc, coving to the ceiling, lino flooring.

Front Garden

Paved front garden with brick wall to the borders.

Rear Garden

Shared side access to the rear garden, laid to lawn with patio area and fences to the borders.

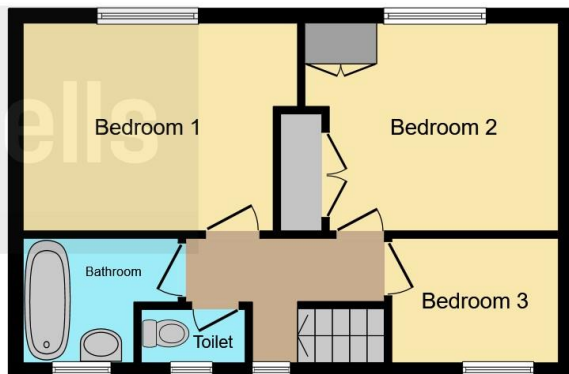
Parking

On Street Permit Parking.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: D

view this property online connells.co.uk/Property/MWK305518



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MWK305518 - 0005