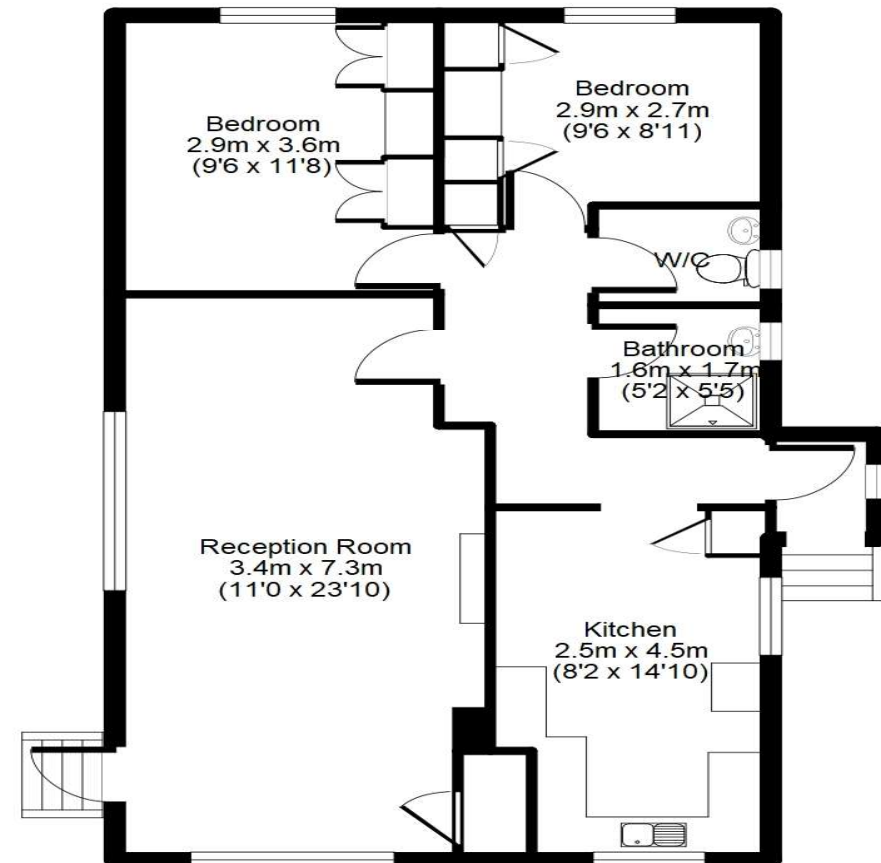


## Marshmoor Crescent, Hatfield, AL9

APPROX GROSS INTERNAL FLOOR AREA: 699 sq. ft / 65 sq. m



For identification purposes only  
Measurements are approx and not to scale

## Marshmoor Crescent, Hatfield Freehold

Price £155,000



**CHAIN FREE.** Located in a residential park home development in Welham Green, for the over 50's, comprising two bedrooms, lounge with dining area, kitchen, wet room and separate WC. Outside comprises of front, rear and side gardens and parking bay to the side of the property.

- Park Home For The Over 50s
- Bright and Airy
- Two Double Bedrooms
- Lounge with Dining Area
- Spacious Kitchen
- Shower Wet Room
- Separate WC
- Garden to Front, Rear and Sides
- Spacious Plot Size
- Village Location - Close to Shops



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.



## Entrance Porch

Steps up to front porch. Glazed window. uPVC Obscure double glazed front door.

## Hallway

Laminated flooring and single radiator. Storage cupboard. Door off to:

## Kitchen

A good selection of wall and base units with work tops, stainless steel sink unit with mixer tap, plumbing for washing machine, space for free standing electrical cooker. Overhead concealed extractor fan. Storage cupboard with water tank. Dual aspect double glazed windows. Worcester hot water boiler.

## Lounge / Dining Area

Carpeted flooring with an electric coal effect fire, dual aspect double glazed windows, bay window to front, obscure single double glazed door to side. Storage cupboard with fuse box. Wall lights and radiators.

## Bedroom One

Carpeted flooring, radiators, storage cupboards and wardrobes. Double glazed window to rear.

## Bedroom Two

Carpeted flooring, radiators, storage cupboards and wardrobes. Double glazed window to rear.

## Wet Room

Non slip vinyl flooring, wall mounted thermostatic shower with shower attachment and pedestal hand wash basin with mixer tap. Wall mounted heated towel rail holder. Tiled walls. Extractor fan.

## Lavatory

Vinyl flooring, wooden partial panelled walls, wall mounted heated towel rail holder, Pedestal hand wash basin, low flushing WC. Obscure double glazed window to side.

## External

Gardens to front and rear with vehicle parking to side. Oil tank, boiler unit, garden storage shed and outside water tap. Electrical point. Currently the sellers rent a garage from Berkeley leisure on site, this can be offered/ transferred to the new purchaser.

## Further Details

The property is Freehold

Council Tax Band - Band A