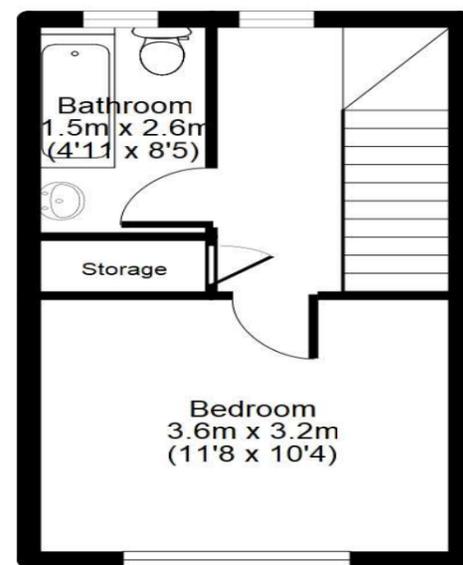
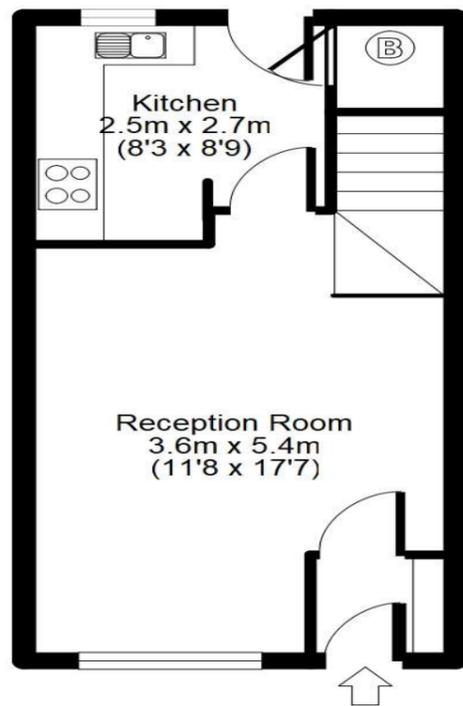


Tomsfield, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 540 sq. ft / 50 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		89
(81-91)	B		
(69-80)	C	73	
(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	

For identification purposes only
Measurements are approx and not to scale

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.

Tomsfield, Hatfield Freehold

Price £250,000



CHAIN FREE. Mid terraced house situated close to local shops and schools and University campuses. The accommodation comprises entrance hall, kitchen a spacious lounge and kitchen. The first floor has 1 bedroom and family bathroom. Ideal for first time buyers or buy to let investors.

- Chain Free
- Mid Terrace House
- One Bedroom
- Family Bathroom
- Rear Garden





Entrance Hall

Obscure glazed door and window. Carpeted flooring and carpeted stairs to first floor. Meter cupboard. Doors to lounge and kitchen.

Lounge

Carpeted flooring. Electric storage heater. Double glazed window to front. Stairs to first floor

Kitchen

A spacious kitchen with vinyl flooring, a good selection of fitted wall and base units with work surfaces over and single bowl single drainer stainless steel sink with mixer tap, splash back tiles. A e14 ring gas hob and integrated oven and overhead extractor filter hood. Plumbing for washing machine and dishwasher. Space for fridge and freezer. Cupboard housing wall mounted boiler. Window and door to rear opening onto garden.

First Floor Landing

Loft access. Doors to:

Bedroom One

Carpeted flooring, electric heater and double glazed window to front. Built in cupboards.

Bathroom

Vinyl flooring. Part tiled walls with white panel bath with shower attachment, pedestal wash hand basin. Low level W.C. Frosted window to rear.

Rear Garden

Low maintenance rear garden with large patio area to accommodate table and chairs with rear access.

Further Details

The property is Freehold

Council Tax Band - To Be Confirmed