

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wood Vale, Hatfield Freehold Price £340,000



CHAIN FREE. A THREE/FOUR BEDROOM MIDS TERRACE HOUSE. The accommodation comprises of entrance hall, ground floor lavatory, kitchen/ dining area and two receptions. Three first floor bedrooms and bathroom. Front and rear gardens. Needs some refurbishment. **IDEAL FOR FIRST TIME BUYERS OR BUY TO LET**

- CHAIN FREE
- Mid Terrace
- Two Receptions
- Three Bedrooms
- Ground Floor Lavatory
- Gas Central Heating to Radiators
- UPVC Double Glazed
- Front and Rear Gardens

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.

Material Information

Part A:

Council Tax Band: c Amount: £1978 Approx

Freehold

Part B

Type: Mid terrace

Physical Characteristics:

Construction Type: Traditional/ Insulated panels

Rec Rooms: 1/2 Bedrooms: 4/5 Bathrooms: 1 Kitchens: 1

Parking: On street Garage:

Mobile Signal: Great

Are the following Services connected:

Electricity Yes Renewable / Batteries No

Gas Yes Water Yes

Telephone No Broadband N/A

Drainage Yes Does the property have Central Heating Yes

What Fuel does it use: Gas

Part C

Are there any known safety issues: No If Yes What:

Has the property been adapted for accessibility: No

Is the property in a Conservation area: No

Is the property a listed building: No

Are there any planning applications, which of approved would affect the property: No

Is the access road made up and adopted: No

Is the property affected by any rights of way: No

Are there any proposals or disputes which affect the property (either with an individual or public body): No

Are there any shared or communal facilities: No

Are there any covenants affecting the property: Yes

Are there any preservation orders affect the property: No

Has the property been extended: No

Was planning permission granted: No

Did it comply with Building Regs: N

copies of the planning permission available: N

What was the date of the extension: Prior to 2017

Have you carried out any alteration to the property: Partition wall in lounge

Is there any coastal erosion risk: No

Has there been any mining in the area: No

Has Japanese Knotweed ever been identified at the property or adjoining land: no

Other:

To your knowledge is there anything else that has occurred at the property that would affect the transactional decision of the average buyer:

None

Are there any material issues with the property that any potential should be aware of:

None

Entrance Hall

Via uPVC front door. Double glazed obscure panels. Carpeted flooring with carpeted Stairs to first floor. Radiator. Doors to ground floor lavatory

Ground Floor Lavatory

Lamiated Flooring, low flushing WC and wall mounted hand wash basin. Wall mounted `Worcester` boiler.

Kitchen / Dining Area

Comprising a range of fitted wall and base units with work surfaces over and one bowl stainless steel sink with mixer tap and worktops. Part tiled walls. Freestanding gas cooker. Plumbing for washing machine. Space fridge/ freezer. Tiled flooring. Radiator. Door to:

Reception One/ Bedroom Four

Carpeted flooring. Radiator. Double glazed window to rear.

Reception Two

Carpeted flooring. Radiator. Meter Cupboard. Double glazed patio door to garden .

First Floor Landing

Carpeted flooring. Doors to:

Bedroom One

Carpeted flooring. Radiator. Double glazed window to front.

Bedroom Two

Carpeted flooring. Radiator. Double glazed window to front.

Bedroom Three

Carpeted flooring. Radiator. Double glazed window to rear.

Bathroom

A white pannelled bath and shower attachment, pedestal wash hand basin. Low flushing WC. Tiled walls and floors. Extractor fan. Radiator. Tiled flooring. Frosted double glazed window to rear.

Front Garden

Lawn with Path.

Rear Garden

Hardstanding. Lawn area with path.

Further Details

The property is Freehold
Council Tax Band - Band C

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.