



Spring Glen, Hatfield Freehold
Price £355,000



CHAIN FREE. A THREE/ FOUR BEDROOM END OF TERRACE with a pleasant outlook with views over a green to the front. The accommodation comprises of entrance hall, lounge (currently partitioned into two rooms), kitchen and utility room. AN IDEAL FAMILY HOME or BUY TO LET investment.

- Chain free
- End of Terrace
- 1/2 Receptions
- 3/4 Bedrooms
- Family Bathroom with separate WC
- Fitted Kitchen
- Gas Central Heating
- 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 particular 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: End of terrace

Physical Characteristics: Concrete

Construction Type: Traditional

Rec Rooms: 1/2 Bedrooms: 3/4 Bathrooms: 1 Kitchens: 1

Parking: on street Garage: No

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: No

copies of the planning permission available: No

What was the date of the extension: No

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

A wooden pannelled front door and glazed window. Meter cupboard. Laminated floor with carpeted Stairs to first floor.
Doors to:

Reception One

Laminated flooring. Radiator. Double glazed door and window to front. Door to:

Reception Two/ Bedroom Four

Laminated flooring. Radiator. Double glazed door and window to rear.

Kitchen

Comprising a range of fitted wall and base units with work surfaces over, one bowl stainless steel sink with mixer tap. Part tiled walls. A 4 ring hob with overhead filter hood and integrated electric oven. Plumbing for washing machine. Space for fridge/ Freezer. Laminated flooring. Door to:

Utility Room

The utility area has space for a large American style fridge/ freezer.

First Floor Landing

Carpeted flooring and loft access. Doors to:

Bedroom One

Laminated flooring. Radiator. Double glazed window to rear.

Bedroom Two

Laminated flooring. Radiator. Double glazed window to front.

Bedroom Three

Laminated flooring. Radiator.Over stairs storage cupboard. Double glazed window to front.

Bathroom

A white panelled shower attachment, pedestal wash hand basin. Part Tiled walls. Laminated flooring. Radiator. Frosted double glazed window to side.

Separate WC

Low level W.C.Laminated Flooring. Frosted double glazed window to Side.

Front Garden

Lawn with path and bin storage.

Rear Garden

Hardstanding, lawn and 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.