

Robins Way, Hatfield Freehold
Guide Price £329,995



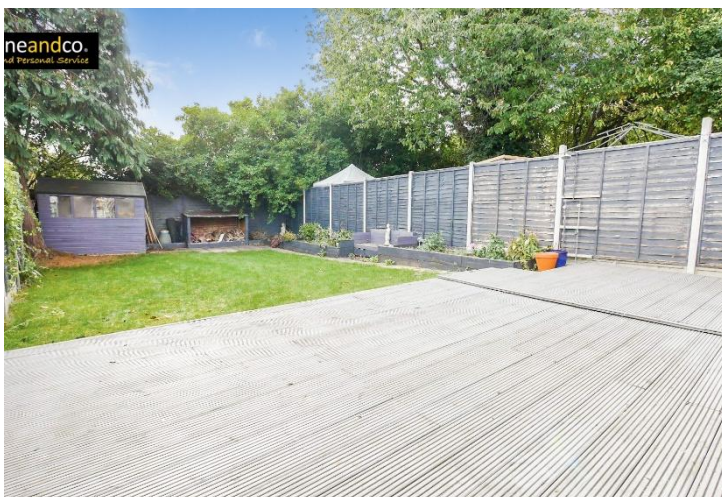
CHAIN FREE well presented three bedroom terraced home offering spacious living accommodation with a conservatory, large private garden and on street parking. Ideally situated on the south side of Hatfield and perfect for families or first time buyers.

- Chain Free
- Mid Terrace Family Home
- Spacious Rear Garden With Patio & decking
- Bright Double Glazed Conservatory
- Double Glazing Throughout
- Gas Central Heating
- Fitted Kitchen
- Ideal For Families, First Time Buyers Or Investors
- Convenient Location Close To Local Amenities And Transport Links
- Westerly Aspect Rear Garden



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.

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Ground Floor

Entrance Hall

Via a half frosted double glazed front door with matching side window. Stairs to first floor. Opening with part glazed brick partition to kitchen.

Kitchen

Comprising a range of matching wall and base units with work surfaces. Inset single drainer one and a half bowl sink unit with mixer tap. Built in 5 ring gas hob with oven under and overhead extractor hood. Plumbing for washing machine. Space tumble dryer. Space for upright fridge/freezer. Wall mounted combi boiler. Single radiator. Double glazed window to rear. Half double glazed door to rear garden.

Living Room

Bright and spacious with large windows allowing natural light, central electric fireplace feature, and access to the kitchen. Two gas radiators. Double glazed window to front and internal double glazed picture window with door to conservatory.

Conservatory

Bright and airy, double glazed windows to side and rear with views over private garden. Wood effect flooring. Double glazed French doors to rear garden.

First Floor

Landing

Doors leading to:

Bedroom One

Generous double bedroom with space for storage and a large double glazed window to the front aspect. Gas radiator.

Bedroom Two

Well sized double bedroom with large double glazed window overlooking the front. Two large storage cupboards and gas radiator.

Bedroom Three

Perfect as a single room or home office. Double glazed window to rear and gas radiator.

Bathroom

Contemporary three piece suite with panel enclosed bath and overhead shower, WC, and washbasin. Frosted double glazed window to rear.

Separate WC

Low level W.C. Wall mounted wash hand basin with mixer tap. Frosted double glazed window to rear.

Garden

Westerly aspect. Patio area and laid to lawn with flower bed to side and nature shrubs. Timber garden shed. Hardstanding suitable for greenhouse.

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.