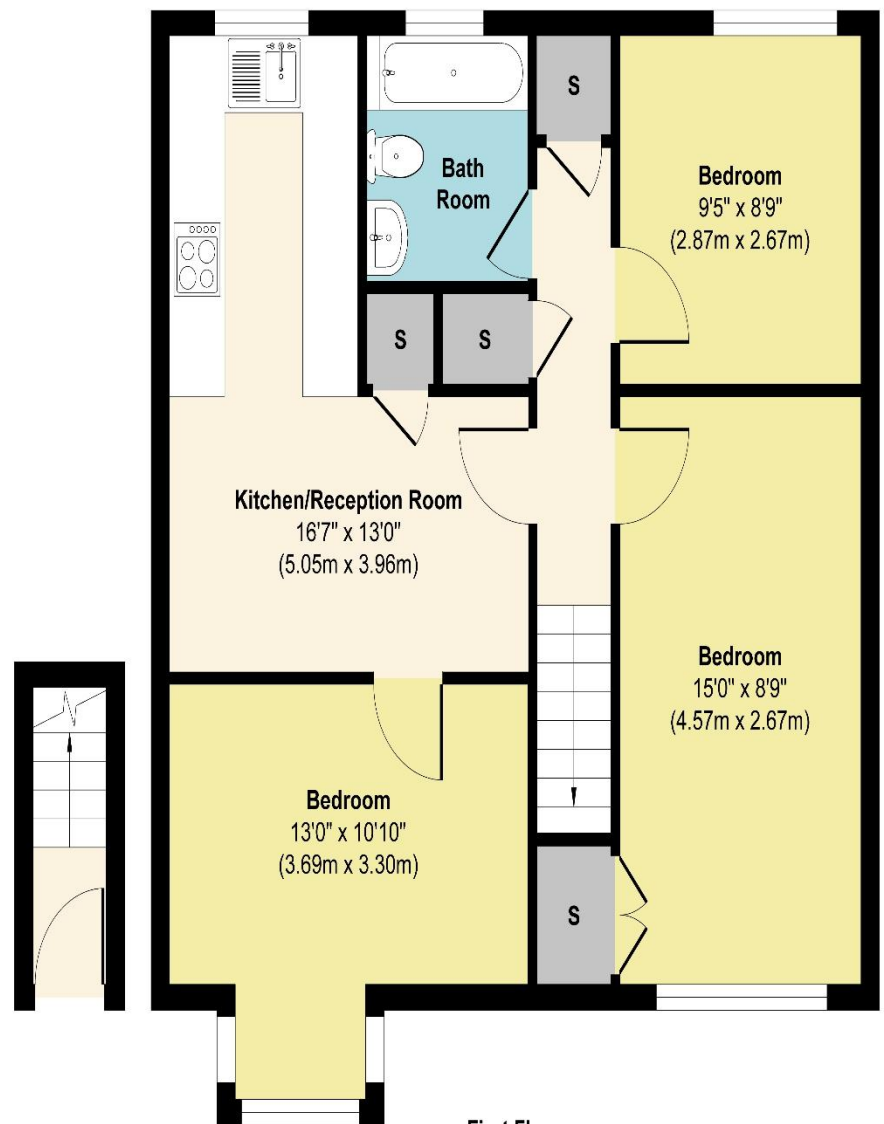


Lane End, Hatfield



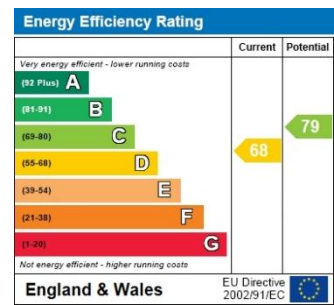
Ground Floor

First Floor
Approximate Floor Area
650 sq. ft
(60.00 sq. m)

Approx. Gross Internal Floor Area 650 sq. ft / 60.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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.

Lane End, Hatfield Leasehold
Guide Price £215,000

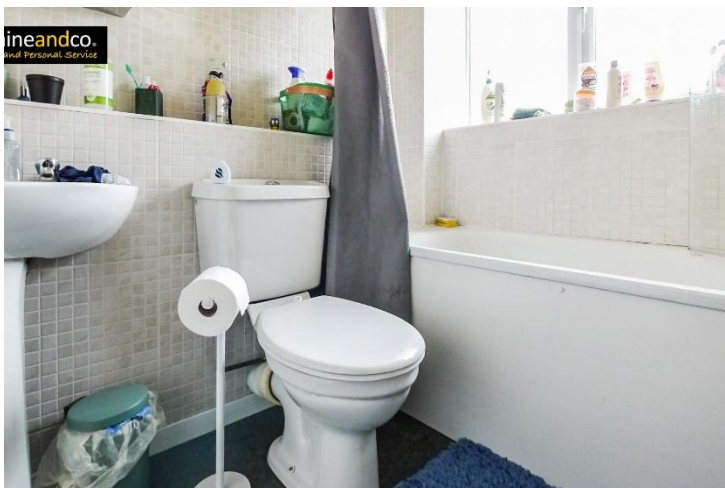


Three bedroom maisonette in Lane End, sold with tenants in situ. Close to the University of Hertfordshire and local shops. Features open plan lounge / kitchen, three bedrooms, bathroom, communal gardens and allocated parking. Strong investment opportunity in a high demand rental

- CHAIN FREE WITH TENANTS IN SITU
- Three-bedroom maisonette
- Excellent rental location close to University of Hertfordshire
- Walking distance to shops and amenities
- Open plan lounge and kitchen
- Kitchen with electric hob and oven + space for appliances
- Bay fronted bedroom two
- Allocated parking & on street parking
- Communal gardens
- Strong long term rental potential



Lane End, Hatfield



Lane End, Hatfield

Outside

Allocated parking for one car, additional on street parking available, communal gardens.

Entrance

Front door opens to carpeted stairs leading to the main level.

Hallway / Landing

Carpeted, radiator, two storage cupboards, doors to all rooms except bedroom two.

Open Plan Lounge / Kitchen:

Kitchen Area

Kitchen Area

Wood-laminate flooring, base and eye-level units, electric hob and fan oven, roll-top work surfaces, tiled walls, stainless steel sink with mixer tap and drainer, space for fridge, washing machine and dryer, window to rear, extractor over hob, wall-mounted boiler.

Lounge Area

Carpeted, radiator, two storage cupboards, doors to all rooms except bedroom two.

Bedroom Two

Carpeted, radiator, bay fronted window to front aspect.

Master Bedroom

Carpeted, radiator, window to front aspect, storage cupboard.

Bedroom Three

Carpeted, radiator, window to rear aspect.

Bathroom

Vinyl flooring, low level wc, pedestal sink, tiled walls, panelled bath with electric shower, radiator, extractor fan, window to rear.

Further Details

The property is Leasehold
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.