

KINGS

Sales Lettings Management



Travellers Lane, Hatfield, Hertfordshire, AL10 8SE

£300,000



- END OF TERRACE HOUSE
- SPACIOUS LIVING ROOM
- UTILITY ROOM
- CLOSE TO SHOPS
- FREEHOLD
- THREE/FOUR BEDROOMS
- THREE BATHROOMS
- GOOD SCHOOLS NEARBY
- CHAIN FREE
- EPC RATING - D



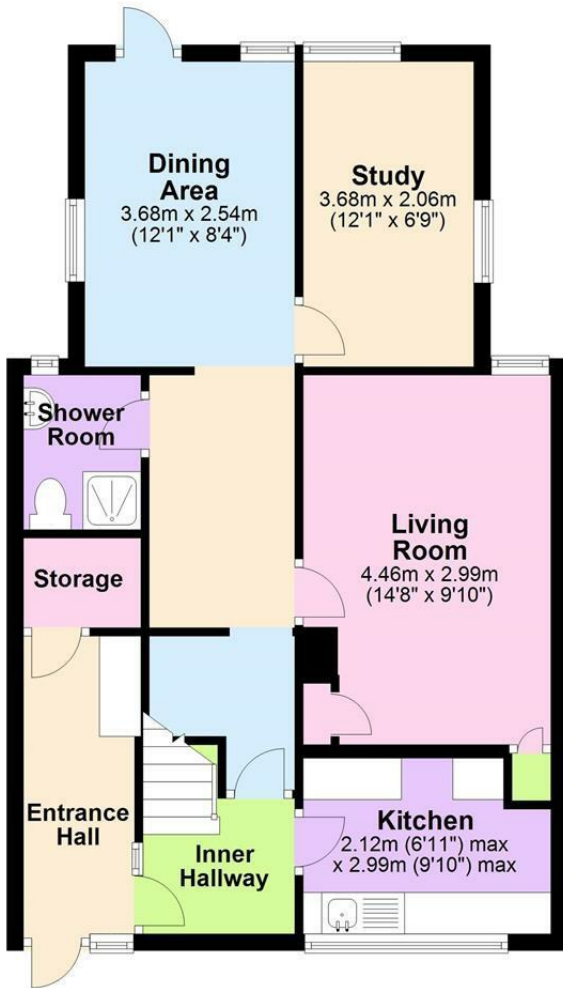


The ground floor of this end of terrace house comprises a front porch, utility area, separate kitchen, through-lounge, one double bedroom/living room, second single room/study and a shower room. The first floor features a large master bedroom, second single bedroom with an en-suite, third single bedroom and a family bathroom. This home further benefits from a rear garden with side and rear access and is in need of some internal modernisation.



Ground Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



Total area: approx. 100.8 sq. metres (1084.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	85
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		64	85
		EU Directive 2002/91/EC	