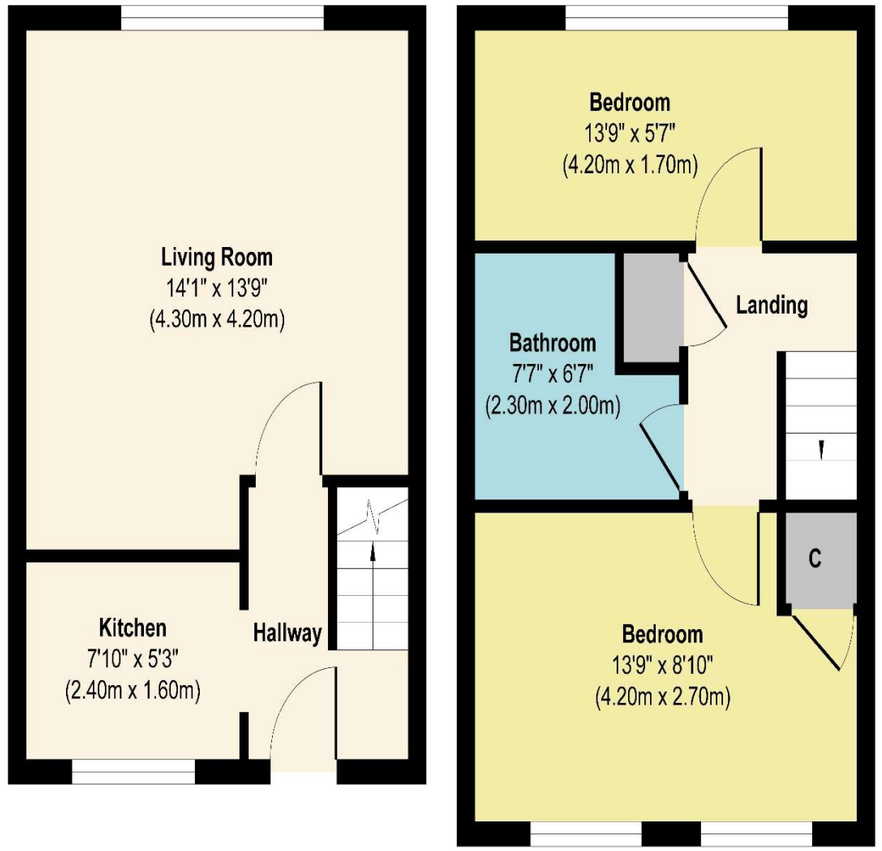
Wordsworth Court, Middlefield

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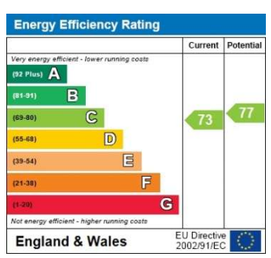
Ground Floor
Approximate Floor Area
238 sq. ft
(22.10 sq. m)

First Floor
Approximate Floor Area
260 sq. ft
(24.10 sq. m)

Approx. Gross Internal Floor Area 498 sq. ft / 46.20 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.

Potters Bar: 11 Darkes Lane, Potters Bar, Hertfordshire, EN6 1AZ Tel: 01707 665577

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Wordsworth Court, Middlefield, Leasehold
Guide Price £240,000



A Well Presented Two Bedroom Split Level Maisonette With Allocated Parking, Newly Extended Lease, New Bathroom, Gas Central Heating, Double Glazing And Excellent Storage, Conveniently Situated Close To Hatfield Town Centre.

- Two Bedroom Split Level Maisonette
- Newly Extended Lease
- Allocated Parking Space
- Additional Visitor Parking
- First Floor Accommodation
- Newly Fitted Bathroom
- Gas Central Heating
- Double Glazing
- Excellent Storage With Half Boarded Loft
- Convenient Location Close To Hatfield Town Centre







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Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain

Wordsworth Court, Middlefield









Wordsworth Court, Middlefield

A Well Presented Two Bedroom Split Level Maisonette With Allocated Parking, Newly Extended Lease, New Bathroom, Gas Central Heating, Double Glazing And Excellent Storage, Conveniently Situated Close To Hatfield Town Centre.

This well proportioned two bedroom split level maisonette provides spacious and versatile accommodation arranged over two floors and would make an excellent first time purchase or investment opportunity. The property is approached via the entrance hall, which features wood laminate flooring, a radiator and access to the ground floor accommodation, together with stairs rising to the first floor. The kitchen is positioned to the front of the property and is fitted with a range of wall and base units, work surfaces, tiled splashbacks and integrated cooking facilities, while the separate living room is a particularly good sized reception with a large rear facing window and useful understairs storage cupboard. The first floor provides two bedrooms, with the main bedroom being a comfortable double room benefiting from two front facing windows. The second bedroom is a smaller single room and could also be well suited for use as a home office or study. The accommodation is completed by a newly fitted bathroom and two useful storage cupboards on the landing. Further benefits include gas central heating, double glazing, a newly extended lease, allocated parking and additional visitor parking. The property also has access to a half boarded loft, providing further useful storage space. Ideally positioned for access to Hatfield Town Centre, the property is within convenient reach of local shops, amenities and transport links, making this a practical and well connected home. An internal viewing is highly recommended to appreciate the size, layout and overall potential of this well located maisonette.

Entrance Hall
Good sized entrance hall with wood laminate flooring, radiator and doors leading to the ground floor accommodation. Stairs rise to the first floor, with useful understairs storage.

Kitchen
Fitted kitchen with lino flooring and a range of wall and base units incorporating chipboard work surfaces and tiled splashbacks. Features include an electric hob, fan oven with integrated extractor, stainless steel sink, washing machine and under counter fridge/freezer. Front facing window provides good natural light.

Living Room
Spacious reception room with wood laminate flooring, large radiator and a generous rear facing window overlooking the rear aspect. Useful understairs storage cupboard provides additional household storage.

Upper Floor

Landing
Carpeted landing providing access to both bedrooms and the bathroom, with two useful storage cupboards.

Bedroom One
Good sized double bedroom with carpeted flooring, two windows overlooking the front aspect and radiator.

Bedroom Two
Single bedroom with carpeted flooring, radiator and rear facing window. The room would also lend itself well to use as a study or home office if required.

Bathroom
Newly fitted bathroom with lino flooring and tiled walls. Comprising panelled bath with shower attachment, WC, wash hand basin and heated towel rail. Access to the loft is also provided.

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.