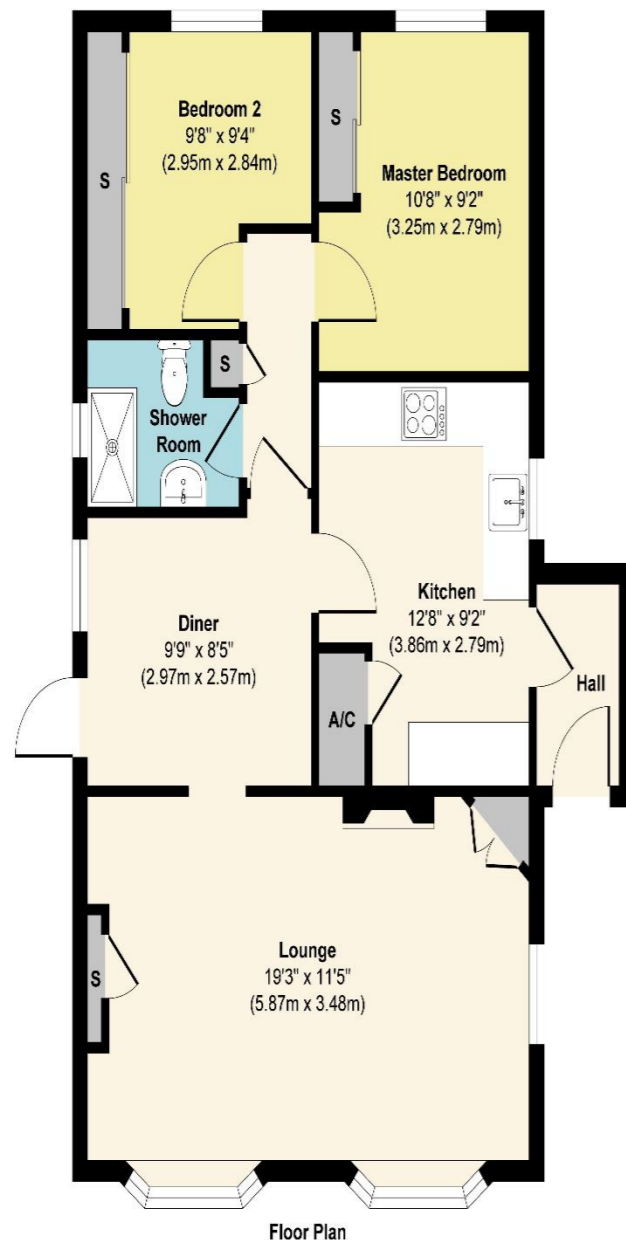


## Marshmoor Crescent, Hatfield



Floor Plan

**Approx. Gross Internal Floor Area 714 sq. ft / 66.33 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 particulars 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.

## Marshmoor Crescent, Hatfield Leasehold Guide Price £160,000



A spacious CHAIN FREE two bedroom Park Home on Marshmoor Crescent for over 50's only with driveway parking and garden area. Features include a dual aspect lounge, separate dining space with garden access, fitted kitchen, fully tiled bathroom and two bedrooms with integrated wardrobes.

- CHAIN FREE - Over 50's Only
- Driveway & Garden
- Bright Dual Aspect Lounge
- Separate Dining Area With Garden Access
- Fitted Kitchen With Breakfast Bar
- Fully Tiled Bathroom With Electric Shower
- Integrated Wardrobes And Dressers To Both Bedrooms
- Double Glazed Windows Throughout
- Suitable For Owner Occupiers
- Low Service Charges





## Kitchen

Tiled flooring with roll top work surfaces and a range of base and eye level units. Space for a free standing hob, space for fridge, extractor and tiled splash backs. Breakfast bar seating area and radiator. Window to side aspect, double glazed. Boiler cupboard. Door leading to the dining area.

## Diner

Carpeted flooring with radiator and window to side aspect, double glazed. Door providing access to the garden. Door to hallway and open walkway leading through to the lounge, creating a practical flow between living spaces.

## Lounge

A bright dual aspect lounge with two front aspect double glazed windows and one side aspect double glazed window. Carpeted flooring with radiator. Fitted shelving and storage units provide practical display and storage space.

## Bathroom

Tiled flooring and fully tiled walls. Fitted with pedestal sink, wc and electric shower. Heated towel rail. Side aspect double glazed window.

## Bedroom Two

Carpeted flooring with radiator and rear aspect double glazed window. Integrated wardrobe and fitted dresser providing built in storage.

## Master Bedroom

Carpeted flooring with radiator and rear aspect double glazed window. Integrated wardrobe and fitted dresser offering excellent storage provision.

## Outside

The property benefits from a driveway providing off street parking and a garden area suitable for seating, storage or general outdoor use. The front door opens directly into the kitchen.

## Further Details

The property is Leasehold  
Council Tax Band - Band A

**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.**