



Connells

Cunningham Avenue
Hatfield



Property Description

This five bedroom two bathroom end terraced family home is arranged over three floors and comprises of an entrance hall, cloakroom, kitchen/breakfast room and lounge on the first floor. Two bedrooms, one with en suite and a family bathroom on the first floor and then a further two bedrooms on the top floor. Externally there is an enclosed rear garden, garage and one parking space.

Cunningham Avenue is in the popular Sailsbury Village area of Hatfield conveniently located close by to the University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema. It is also close by to Hatfield train station giving direct access into Kings Cross.

This property is an Ideal family home or investment opportunity.

- " HMO Licence: Currently licensed for 6 persons
- " Rental Income: £40,040 per annum
- " Monthly Rent: £3,336 pcm
- " Weekly Rent: £770
- " Current Contract Term: 25 September 2025 to 24 September 2026
- " Asking Price: £490,000
- " Gross Yield (ROI): Approximately 8.2%



Entrance Hall

Radiator and laminate flooring.

Cloakroom

WC and wash hand basin.

Kitchen

12' max x 11' max (3.66m max x 3.35m max)

Window and door to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, gas hob, electric oven and cooker hood, built in dishwasher and space for washing machine, radiator and tiled flooring.

Lounge/Bedroom Five

9' x 12' (2.74m x 3.66m)

Window to the front, cupboard, radiator and laminate flooring.

Landing

Radiator, carpet and laminate flooring.

Bedroom Two

16' x 12' (4.88m x 3.66m)

Two windows with balconies to the front, radiator and laminate flooring.

Bedroom Four

12' x 8' (3.66m x 2.44m)

Two windows to the rear, radiator and laminate flooring.

Landing

Boiler and laminate flooring.

Bedroom One

9' x 17' (2.74m x 5.18m)

Two window to the front, radiator and laminate flooring.

En Suite

Three piece suite comprising of wc, wash hand basin and shower, extractor fan, radiator and laminate flooring.

Bedroom Three

8' x 12' (2.44m x 3.66m)

Two windows to the rear, radiator and laminate flooring.

Bathroom

Three piece suite comprising of wc, wash hand basin and bath with shower, extractor fan, radiator and laminate flooring.

Garden

Laid to lawn with fences to the borders.

Garage



Cunningham Avenue

Approximate Gross Internal Area
110.5 sq m / 1189 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID281098)



To view this property please contact Connells on

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Band: E

view this property online [connells.co.uk/Property/MWK305286](https://www.connells.co.uk/Property/MWK305286)

Tenure: Freehold



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