

Ash Drive, Hatfield, AL10 8LJ

£300,000

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Ash Drive, Hatfield

Three bedroom mid terrace house situated on the South side of Hatfield, close to road links, schools, shops and amenities, offered for sale chain free.

The property briefly comprises; refitted kitchen/breakfast room, two separate reception rooms, three bedrooms, bathroom and a separate wc. The house is double glazed and has gas radiator central heating.

Outside there are garden to both front and rear, parking is on street via a resident only permit system.

Please call us on 01707 270777 to arrange your viewing.















Entrance Hall
Double glazed entrance door, stairs to first floor.

Refitted Kitchen/Breakfast Room
19'3" x 9'7"
Double glazed window to rear, radiator, refitted range of wall and base units with roll edge work tops, inset cooker with extractor over, space for fridge freezer, space for washing machine, tiled splash backs, wood effect laminate floor,

Dining Room
10'1" x 10'
Double glazed window to rear, radiator,

Lounge
10'1" x9'3"
Double glazed window to front, radiator, television point.

First Floor Landing
Doors to bedrooms and family bathroom.

Bedroom One
13'1" x 10'6"
Two double glazed windows to front, radiator,

Bedroom Two
8'10" x 8'2"
Double glazed window to rear, radiator.

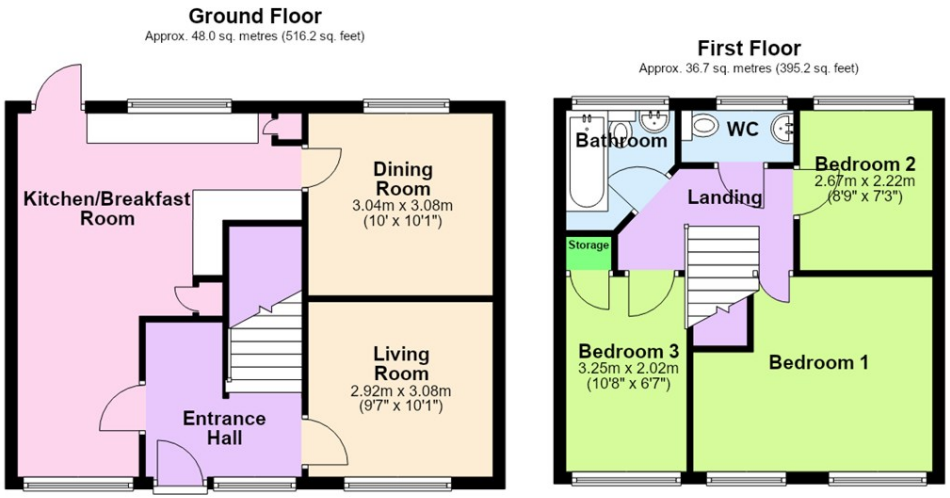
Bedroom Three
10'6" x 6'7"
Double glazed window to front, radiator.

Family Bathroom
Double glazed frosted window to rear, panel enclosed bath with shower over, pedestal wash hand basin.

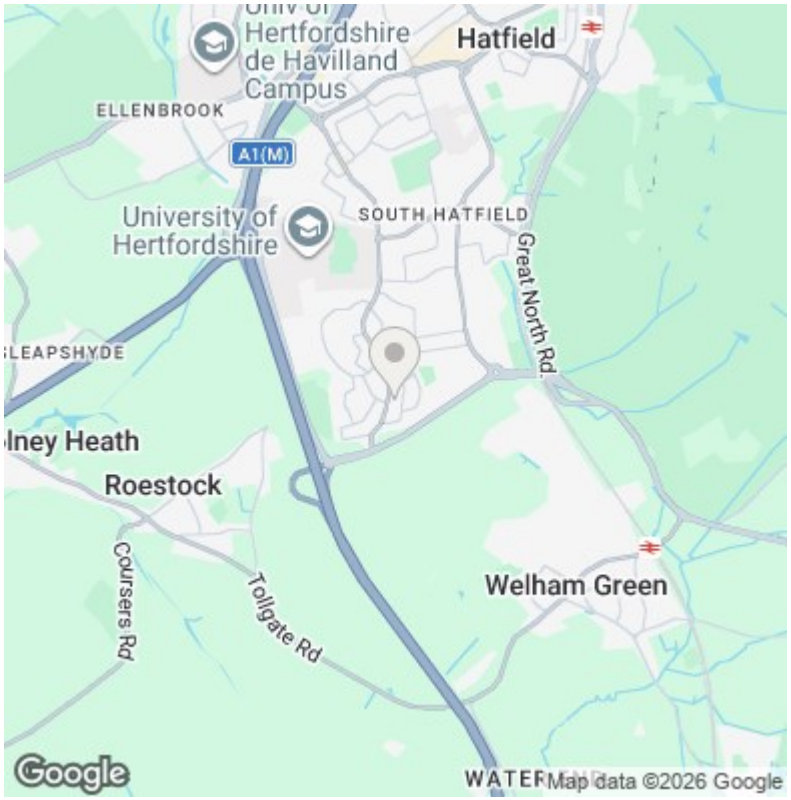
Separate WC
Double glazed frosted window to rear, low level wc, pedestal wash hand basin.

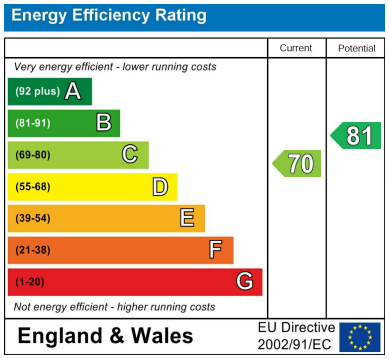
Front Garden
Path to front door, gravelled area, grass border, raised planter.

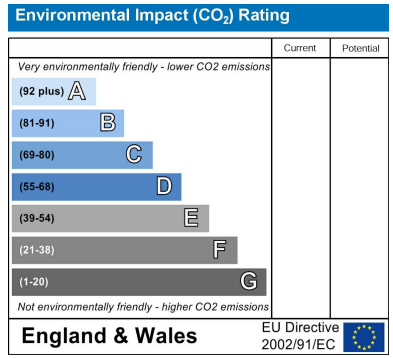
Rear Garden
Southerly facing with patio to immediate rear, lawn, flower and shrub beds, bushes and evergreens, timber shed.



Total area: approx. 84.7 sq. metres (911.4 sq. feet)







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1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2: These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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