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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

COOMBE CLOSE
HATFIELD
AL10 0FH

£2,200 Per Calendar Month

EPC Rating: C Council Tax Band: E



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

A rarely available end of terrace family home located in a private, gated close. The property is ideally located only a stone throw away from the Galleria shopping centre with an abundance of amenities to suit families. The ground floor comprises of entrance hall, lounge, downstairs cloakroom with W/C and modern kitchen diner. Upstairs offers two spacious bedrooms with fitted wardrobes as well as an additional room suitable as a study or nursery with stairs leading to the second floor with master bedroom. This home boasts great commuter links via the A414, A1(M) and A1001 as well as easy access to Hatfield train station, University of Hertfordshire, Hatfield business park and leisure centre. Further benefits include private off street parking, Unfurnished. No HMO License.



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Specialists in Bespoke Properties

- End Of Terrace House
- Three Bedrooms
- Downstairs WC
- Garden
- Holding Deposit £530.76
- Gated Cul de Sac
- Kitchen/Diner
- Allocated Parking
- Council Tax Band: E
- 5 Weeks Deposit £2,653.84

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	EU Directive 2002/91/EC	
		88
		77

