



Bishops Rise, Hatfield, AL10 9DA

House - Semi-Detached | 3 Bedrooms

£330,000 Freehold

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Entrance Hall

UPVC double glazed door to front, radiator, stairs to first floor and archway to:

Kitchen / Diner

15'10 x 10'8

Fitted kitchen with a range and wall and base mounted cupboards, Built in gas hob, double oven, single drainer sink unit and space for washing machine. UPVC double glazed window to front, storage cupboard and space for table and chairs.

Lounge

19'1 x 11'1

Gas fire with back boiler supplying hot water & heating to the property. Two Radiators, double glazed window and patio doors to rear.

Conservatory

39'4"3'3" x 26'2"26'2"

UPVC double glazed windows and doors to rear. Radiator.

Landing

UPVC window to front, Doors to all rooms

Bedroom One

11'6 x 11'2

UPVC double glazed window to rear, radiator and built in wardrobe

Bedroom Two

26'2"3'3" x 36'1"19'8"

UPVC double glazed window to front, radiator and built in wardrobe

Bedroom Three

7'5 x 8'5

UPVC double glazed window to front, radiator and built in wardrobe

Bathroom

White bathroom with panel enclosed bath and pederstal wash hand basin. Electric shower, fully tiled walls and UPVC double glazed window to front.

W.C

Low level W.C and UPVC window to rear.

Rear Garden

45'0"

Rear garden approximatly 45ft, mainly laid to lawn with borders and timber shed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

