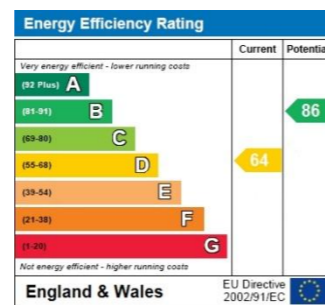
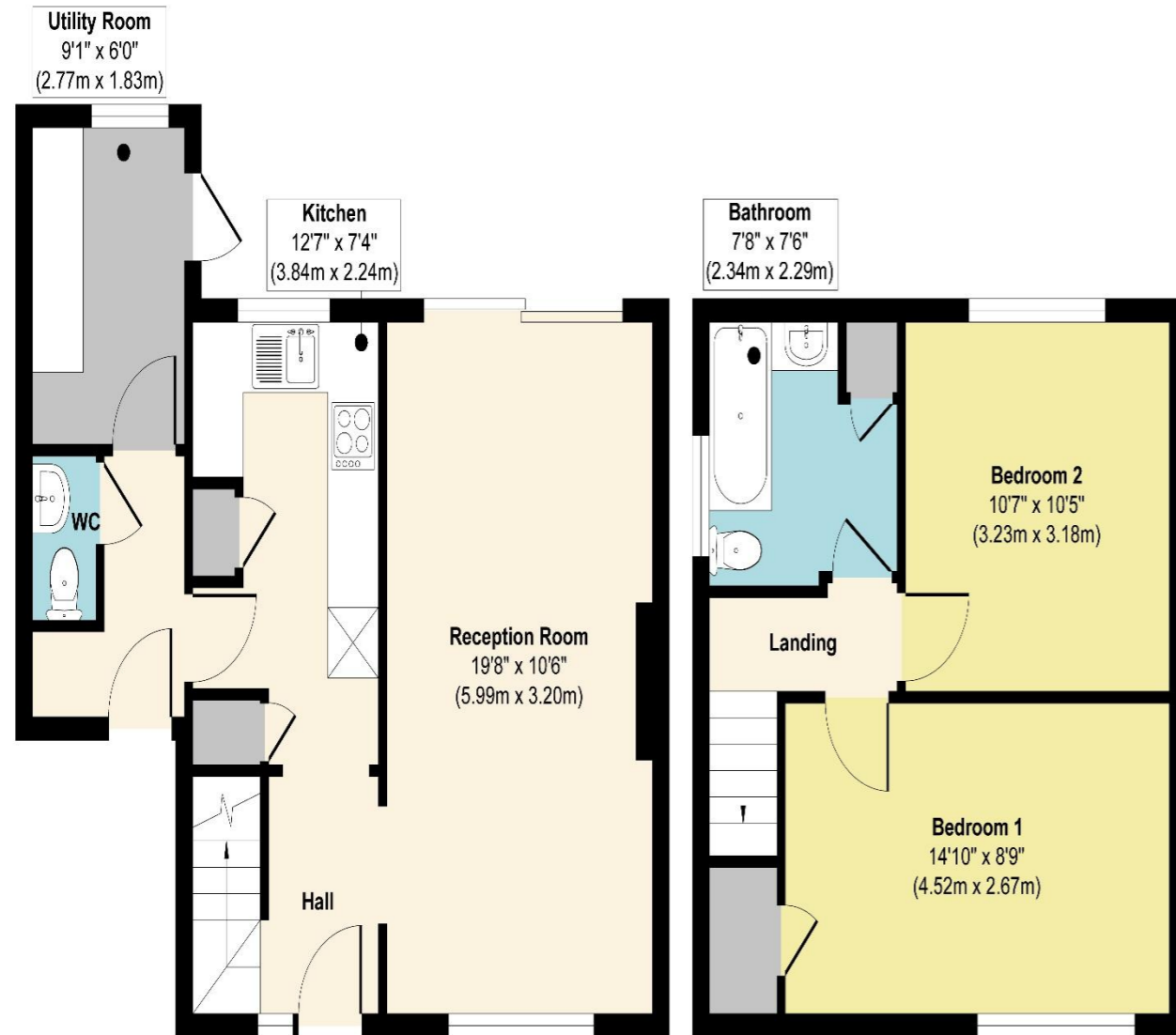


**Veritys, Hatfield**



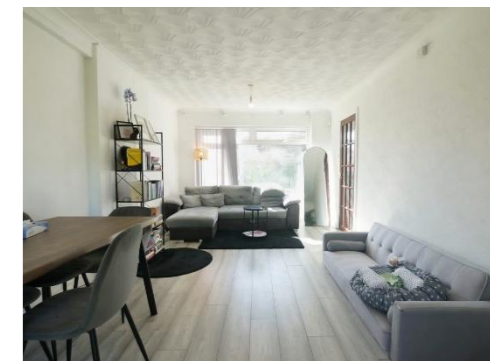
THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
 Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight 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 particular 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.

**Veritys, Hatfield, Freehold**  
**Guide Price £350,000**



A modern semi detached two bedroom house presented in excellent condition. It features a bright lounge opening onto the rear garden, well maintained kitchen, two double bedrooms, stylish bathroom, utility room, separate WC and private garden. Ideal for first time buyers, professionals and investors.

- CHAIN FREE
- Excellent Modern Condition Throughout
- Large Lounge With Sliding Doors To The Garden
- Kitchen With Gas Hob And Ample Storage
- Two Double Bedrooms Both With Fitted Wardrobes
- Modern Family Bathroom With Shower Over Bath
- Approx. 50ft Secluded Rear Garden With Patio, Lawn And Shed
- Utility Room And Ground Floor WC
- New Boiler Six Months Ago
- Close To Local Shops and Hatfield Town Centre





## Entrance Hall

Wood laminate flooring, radiator and double glazed opaque window to the front. Walkway to the kitchen, stairs to the first floor and door to the lounge.

## Lounge

Wood laminate flooring with two radiators and a large double glazed window to the front. Sliding door providing direct access to the rear garden.

## Kitchen

Tiled floor with base and eye level units, roll edge work tops, steel sink with drainer, rinsing bowl and mixer tap. Gas hob, fully tiled walls, double glazed window to the rear and space for dishwasher and washing machine. Storage cupboard and door to the hallway.

## Hallway

Tiled floor with space for fridge freezer. Door to the front and access to the WC and utility room.

## WC

Fully tiled floor and walls with low level flush WC, wall mounted sink and extractor fan.

## Utility Room

Tiled floor, radiator, base and eye level units with roll edge work tops. Partly tiled walls, double glazed window to the rear and door to the garden.

## Landing

Carpeted stairs leading to a carpeted landing with double glazed window to the side, loft access and doors to the bedrooms and bathroom.

## Bedroom One

Carpeted with radiator, double glazed window to the front, fitted wardrobe and integrated over stair storage.

## Bedroom Two

Carpeted with radiator, double glazed window to the rear and fitted wardrobe.

## Bathroom

Tiled floor and fully tiled walls. Low level flush WC with bidet attachment, panel bath with shower, vanity sink with mixer tap, heated towel rail, boiler cupboard. Frosted double glazed window to the side.

## Rear Garden

Patio seating area, paved path to the shed and mainly laid to lawn.

## Front Garden

Grassed area with paved path and steps providing access to the front door and side utility entrance.

## Further Details

The property is Freehold  
Council Tax Band - Band C

**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.**