



11 Gorse Close AL10 9DW
£400,000



4



1



2

Deceptively spacious four bedroom family home in the south side of town, with tremendous potential to modernise, offering great access to road links and within a short walk of numerous schools and local shops and amenities. The accommodation briefly comprises of entrance hall, fitted kitchen with built in appliances, a dual aspect lounge/dining room., conservatory, four first floor bedrooms three with built in wardrobes, a refitted shower room with wc. The house is double glazed and has gas radiator central heating.

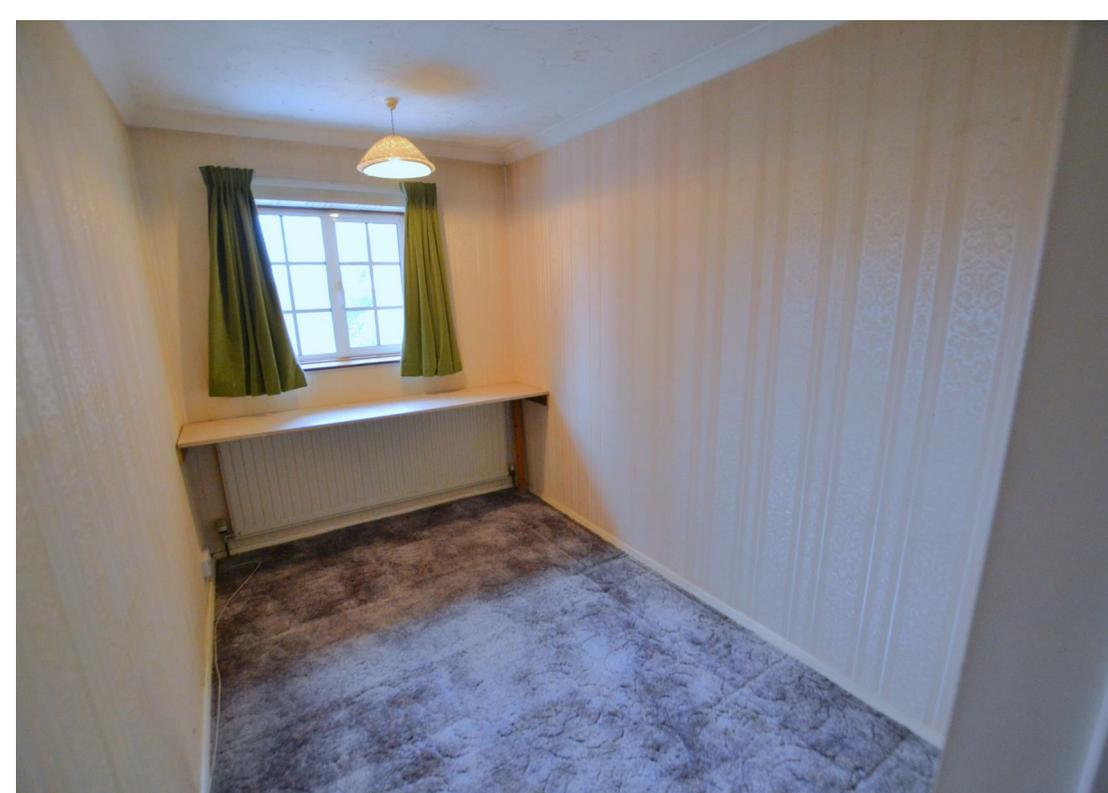
Outside there is a driveway to the front with space for 2 vehicles, the rear garden has a unique opportunity to create your own ideal outdoor space, Chain free sale with immediate vacant possession.

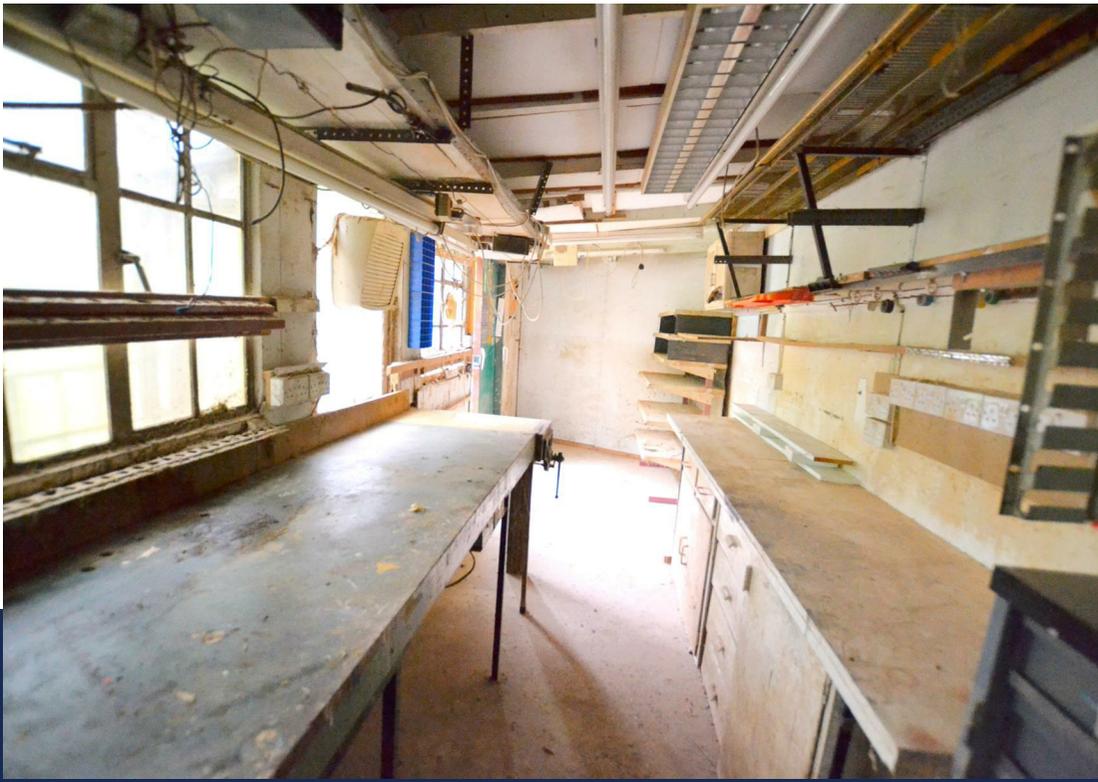
Please call our team on 01707 270777 or email us at hatfield@matherestates.com to arrange your viewing.











Entrance Hall

Double glazed entrance door to front, stairs to first floor with recess under, doors to:

Downstairs wc

Double glazed window to front, vanity wash hand basin with cupboard under, wc

Kitchen

9'1" x 13'6"

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset stainless steel one and a half bowl sink/drain with mixer tap, inset four ring gas hob with extractor hood over, built in double oven and microwave, space for washing machine, fridge and freezer, wood effect flooring.

Lounge

12'11" x 24'3"

Double glazed windows to rear, feature fireplace, radiator

Conservatory

8'2" x 24'3"

Double glazed windows to side and double glazed doors to rear garden, tiled flooring, radiator

Landing

Storage cupboard, doors to:

Bedroom One

13'3" x 11'9"

Double glazed window to rear, radiator, wardrobes, wood effect flooring

Bedroom Two

8'5" x 11'9"

Double glazed window to front, radiator, wardrobes

Bedroom Three

12'9" x 6'4"

Double glazed window to rear, storage cupboard, radiator

Bedroom Four

10'4" x 7'0"

Double glazed window to rear, radiator

Refitted Shower Room

5'6". x 9'2"

Refitted suite comprising of shower cubicle with sliding doors, shower over with separate elbow attachment, complimentary wall and floor tiling, pedestal wash hand basin, wc, storage cupboards and cabinets over, heated towel rail, double glazed window to front, radiator.

Rear Garden

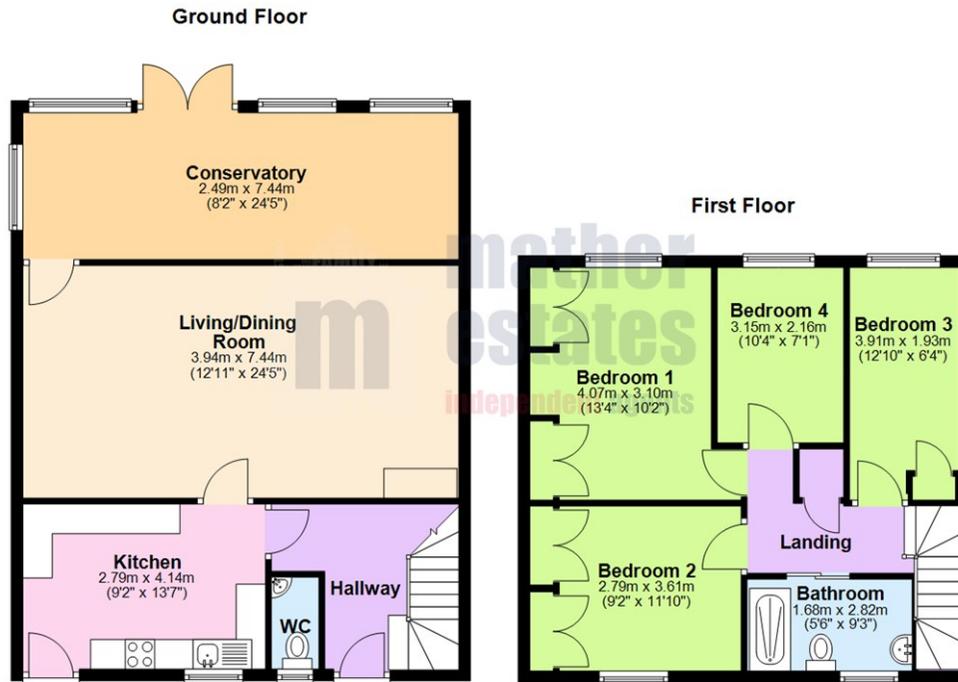
A well established mature garden with patio to the immediate rear, mature flower and shrub beds, various evergreens and specimens, workshop/garden office.

Workshop/Garden Office

Workshop/Garden office, power, lighting, double glazed windows to side.

Private Driveway

Off road parking for two vehicles.



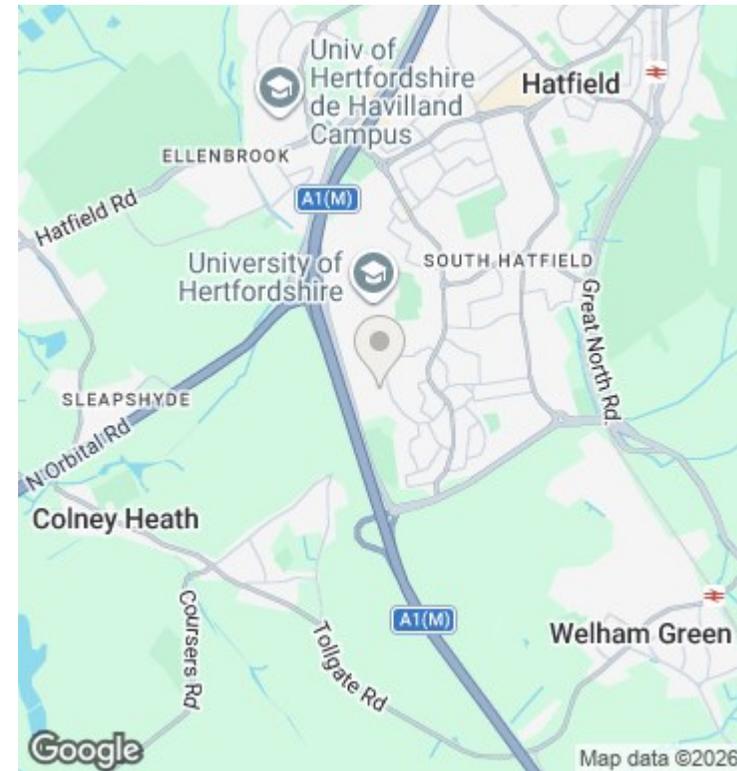
Total area: approx. 126.8 sq. metres (1364.8 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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