



39 Tudor Close, Hatfield, AL10 9EJ

A purpose build two bedroom ground floor flat, this property is located in the popular private development Tudor Close.



Asking Price £220,000 Leasehold



A Two bedroom ground floor flat, located in the popular Roe Hyde development. Ideal flat for investors & first time buyers.

Entrance Hall

Electric heater, cupboard with shelving, entry phone system & doors to:-

Bedroom One

3.33m x 1.75m (10'11 x 5'9)

Upvc double glazed window, electric heater, fitted wardrobe with hanging rail & shelving.

Bedroom Two

3.38m x 2.57m (11'1 x 8'5)

Electric heater, Upvc double glazed window to front, dressing area with fitted wardrobe & wash hand basin with vanity unit.

Bathroom

2.46m x 2.03m (8'1 x 6'8)

Low level WC with hidden cistern, wash hand basin with mixer tap, tiled floor, part tiled walls, Upvc double glazed window, panel enclosed bath with shower above, cupboard housing hot water cylinder & shelving.

Lounge

5.56m x 3.20m (18'3 x 10'6)

Upvc double glazed window, electric storage heater, feature alcove with light & door through to:-

Kitchen

2.46m x 2.31m (8'1 x 7'7)

Upvc double glazed window, a range of wall & floor mounted units, rolled edge work surfaces, single bowl stainless steel sink with mixer tap & drainer, built in oven with four burner hob & extractor above, tiled splash backs, plumbing for washing machine, space for free standing fridge freezer.

Viewing

By appointment only through Larkham & Pike Estate Agents. Telephone (01707) 260707



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		62
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

