

Vincenzo Close, Hatfield, AL9 7NJ
£365,000 Freehold (*see note over)

This two bedroom end terrace house is located in a cul-de-sac within reach to local shops and Welham Green Station. The property has been under the same ownership for many years and although it could benefit from some modernisation internally it does benefit from scope to extend (stpp), a South Westerly aspect rear garden Plus garage & own driveway to the side and is offered chain free. Internal viewing is highly recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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PORCH & ENTRANCE

Upvc entrance door leading into porch, parquet flooring, glazed door leading into lounge.

LOUNGE/DINER 23' 6" x 12' 6" narrowing to 7' (7.16m x 3.81m) approx

Double glazed window to front, double glazed french doors to rear leading out to garden, two double radiators, power points, TV point, telephone point, storage cupboard, doorway to kitchen, stairs leading to first floor landing.



KITCHEN 9' 7" x 5' 3" (2.92m x 1.60m) approx

Double glazed window to rear, worktop with a range of base units, single bowl sink unit with drainer, part tiled walls, wall mounted boiler, space for cooker, space & plumbing for washing machine, space for fridge/freezer, double radiator, power points.



LANDING

Double glazed window to side, doors to bedrooms & bathroom, airing cupboard housing hot water cylinder, access to loft space, radiator.

BEDROOM 1 14' 7" narrowing to 8' 10" x 12' 6" (4.44m x 3.81m) approx

Double glazed window to front, double radiator, power points.



BEDROOM 2 10' 3" x 6' 7" (3.12m x 2.01m) approx

Double glazed window to rear, radiator, power points.



BATHROOM 6' 7" x 5' 8" (2.01m x 1.73m) approx

Double glazed window to rear with privacy glass, low level w.c, pedestal wash hand basin, panel enclosed bath with mixer taps and sprayhead. part tiled walls, radiator, mirror fronted bathroom cabinet.



REAR GARDEN

Small patio area to rear of property, mainly laid to lawn with flower & shrub beds & borders, outside tap, gated side access leading to front of property & driveway.



FRONT

Small front lawn area with shrubs.



GARAGE

Single detached garage with up & over door to front.



MATERIAL INFORMATION

Council Tax Band: D (Welwyn Hatfield)
Parking arrangements: Garage & Driveway

Mains Gas: Yes

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Gas central heating

Surface Water Flood Risk: Medium Risk

Rivers & The Seas Flood Risk: Very Low Risk

(source: Gov.uk)

Broadband Availability: (FTTP is available and a new ONT may be ordered), Superfast, Ultrafast
(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability:

EE: Good outdoor variable in-home

O2: Good outdoor

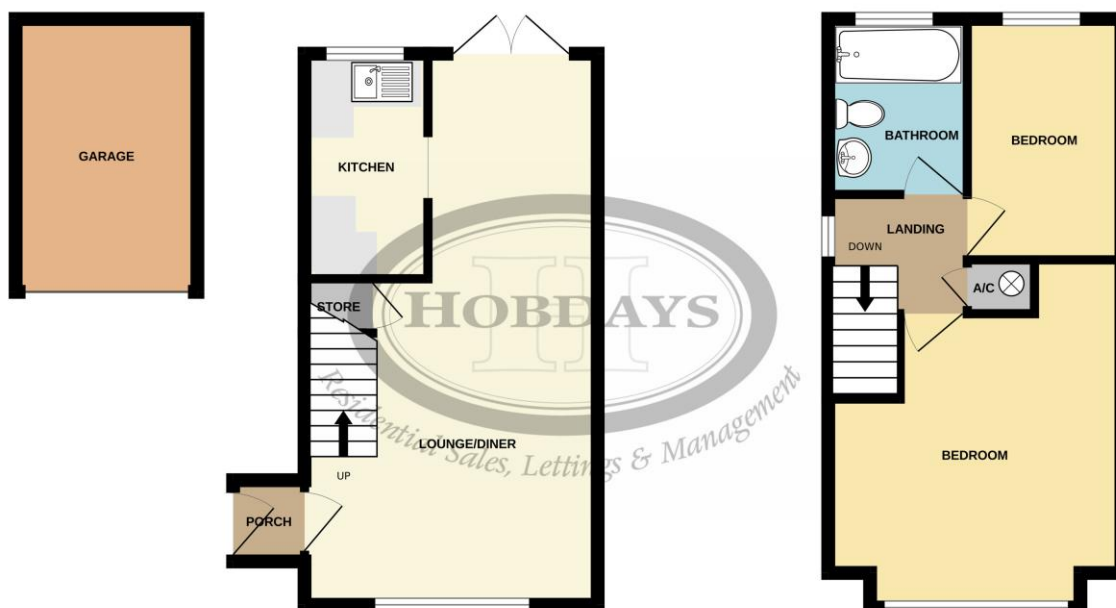
3: Good outdoor variable in-home

Vodafone: Good outdoor variable in-home
(Source: Ofcom)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.3 sq.m.) approx.

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Viewing strictly by appointment via Hobdays

Telephone: 01707 663330

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