

Asking price of £290,000 Freehold

Swallow Gardens, Hatfield, AL10 8QR



- **Mid Terraced House**
- **Two Double Bedrooms**
- **Lounge/Dining Room**
- **Fitted Kitchen**
- **Refitted Bathroom**
- **Gas C/H to Radiators**
- **Double Glazed Doors and Windows**
- **Front & Rear Gardens**

Situated overlooking a small green in a cul-de-sac location in the popular Birds and Trees area of Hatfield we are pleased to offer this two double bed roomed mid terraced house. Having sold many of this style of property over the years we can assure you that this property will not be on the market for long due to the many features and benefits. The accommodation which in our opinion is spacious and well presented comprises of entrance hall, lounge with opening to dining area, fitted kitchen, first floor landing, two double bedrooms and a refitted bathroom with shower. Exterior features include front and rear gardens with timber and brick sheds. The property has fully double glazed doors and windows, gas central heating to radiators via a combi boiler and a chain free transaction.

www.raineandco.com



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Entrance Hall

Via a frosted double glazed front door with matching window to front. Stairs to first floor. Panelled effect door to:

Lounge

13'8" x 10'3" (4.17m x 3.12m)

Wall light point. Double glazed picture window to front. Opening to:

Dining Area

9'5" x 8'3" (2.87m x 2.51m)

Concealed radiator. Wall light point. Double glazed picture window to rear. Doorway to:

Kitchen

9'7" x 8'8" (2.92m x 2.64m)

Comprising a range of fitted wall and base units, some with glazed fronts and display shelving. Work surfaces with inset single drainer one and a half bowl ceramic sink unit with mixer tap. Tiled walls. Gas cooker point. Space for upright fridge/freezer. Plumbing for washing machine. Under stairs storage cupboard. Double glazed window to rear. Half double glazed door to rear garden.

First Floor Landing

Hatch to loft. Panelled effect doors to:

Bedroom One

13'8" x 8'1" (4.17m x 2.46m)

Two built in storage cupboards, one housing a wall mounted combi boiler. Over stairs storage cupboard. Single radiator. Double glazed window to front.

Bedroom Two

11'4" x 10'9" (3.45m x 3.28m)

Single radiator. Double glazed window to rear.

Bathroom

A refitted suite comprising of a panel enclosed bath with separate shower unit over. Pedestal wash hand basin with mixer tap. Low level W.C. Heated towel rail. Part tiled walls. Frosted double glazed window to rear.

Front Garden

Path to front door. Side passage to:

Rear Garden

Paved patio area and laid to lawn with flower beds to borders. A range of mature shrubs and bushes. Brick and timber garden sheds.

Garages

If you need a garage Welwyn Hatfield Council has many vacant garages across Hatfield that they let out at approx. £16.00 per week. For more information please contact them via Tel: (01707) 357000 Email: garages@welhat.gov.uk Web:

<http://www.welhat.gov.uk/garages>

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability.

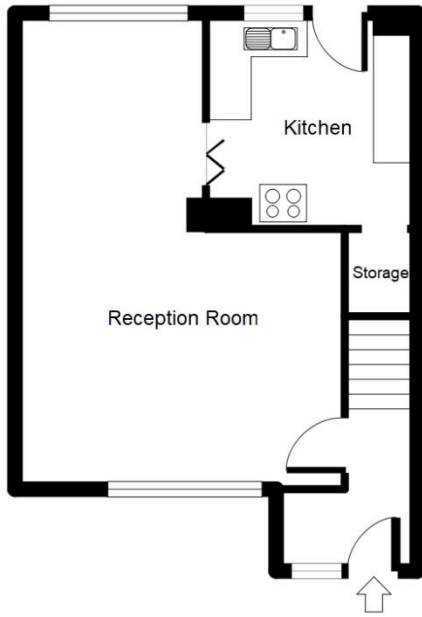
Should you already have other properties let out, we are always in need of properties for many awaiting tenants.



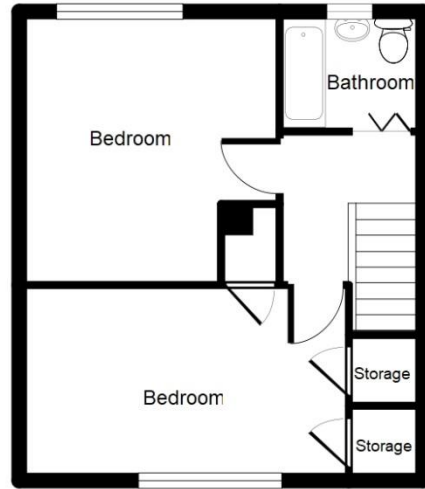
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

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 their purpose. The agent has not had sight of the Title documents. References 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 particulars 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. From June 2017, in line with 'The Money Laundering Regulations 2007', we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.

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Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale