

# *Asking price of £300,000 Freehold*

*College Lane, Hatfield, AL10 9PQ*



- **Mid Terrace Character Cottage**
- **Two Bedrooms**
- **Popular Roe Hyde Area**
- **Views Over A Field (To Front)**
- **Refitted Kitchen**
- **Refitted Ground Floor Bathroom**
- **Newly Fitted Electric Heaters \***
- **Chain Free Transaction**

Mid terrace character cottage situated within the popular Roe Hyde area of Hatfield close to The Galleria Shopping Centre and with views over a field to the front (shown above). The accommodation comprises of entrance hall, approx 19' lounge/dining room. Refitted kitchen with built hob and oven, rear hall, Refitted ground floor bathroom with mixer shower and two first floor bedrooms. Other benefits include newly fitted electric heaters, fully double glazed windows and rear door, well tended front (low maintenance) and rear gardens, a chain free transaction and a high standard of decoration.

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## Hall

Via part frosted double glazed front door. Frosted double glazed windows to both sides. Panelled effect door to:

## Lounge / Dining Room

19'6" x 10'6" (5.89m x 3.23m)

Meter cupboard. Feature fireplace. Wood effect flooring. Down lighters. Multi paned effect double glazed window to front. Panelled effect door to:

## Kitchen

10'6" x 6'5" (3.25m x 1.93m)

Comprising a range of matching refitted wall and base units with concealed lighting and work surfaces over with inset one and a half bowl, single drainer ceramic sink unit with mixer tap and built in waste disposal unit. Built in electric hob with oven under and concealed filter hood over. Space for upright fridge/ freezer. Plumbing for washing machine. Double glazed window to rear. Down lighters. Quarry effect tiled floor. Stairs to first floor. Panelled effect door to:

## Rear Hall

Part wood clad walls. Quarry effect tiled floor. Airing cupboard. Half double glazed door to rear garden. Panelled effect door to:

## Ground Floor Bathroom

A refitted suite comprising of a panel enclosed bath with mixer tap and hand shower attachment. Low level W.C. Pedestal wash hand basin with mixer tap. Part tiled walls. Extractor fan. Quarry effect tiled floor. Heated chrome towel rail. Frosted double glazed window to rear.

## First Floor Landing

Wood flooring. Panelled effect doors to:

## Bedroom One

10'6" x 10'6" (3.20m x 3.20m)

Dado rail. Multi paned effect double glazed window to front.

## Bedroom Two

8'8" x 7'5" (2.62m x 2.24m)

Hatch to loft. Double glazed window to rear.

## Front Garden

Low maintenance with laid to lawn with astro turf and slated flower beds to borders. Picket fence to front with matching gate with a brick paved path to front door. Exterior lighting.

## Rear Garden

Patio area with walled edges and steps up to laid to lawn. Second paved patio area to rear. Exterior light. Cold water tap.

## Agent's Note

The owner has informed us that electric heating will be installed prior to completion.

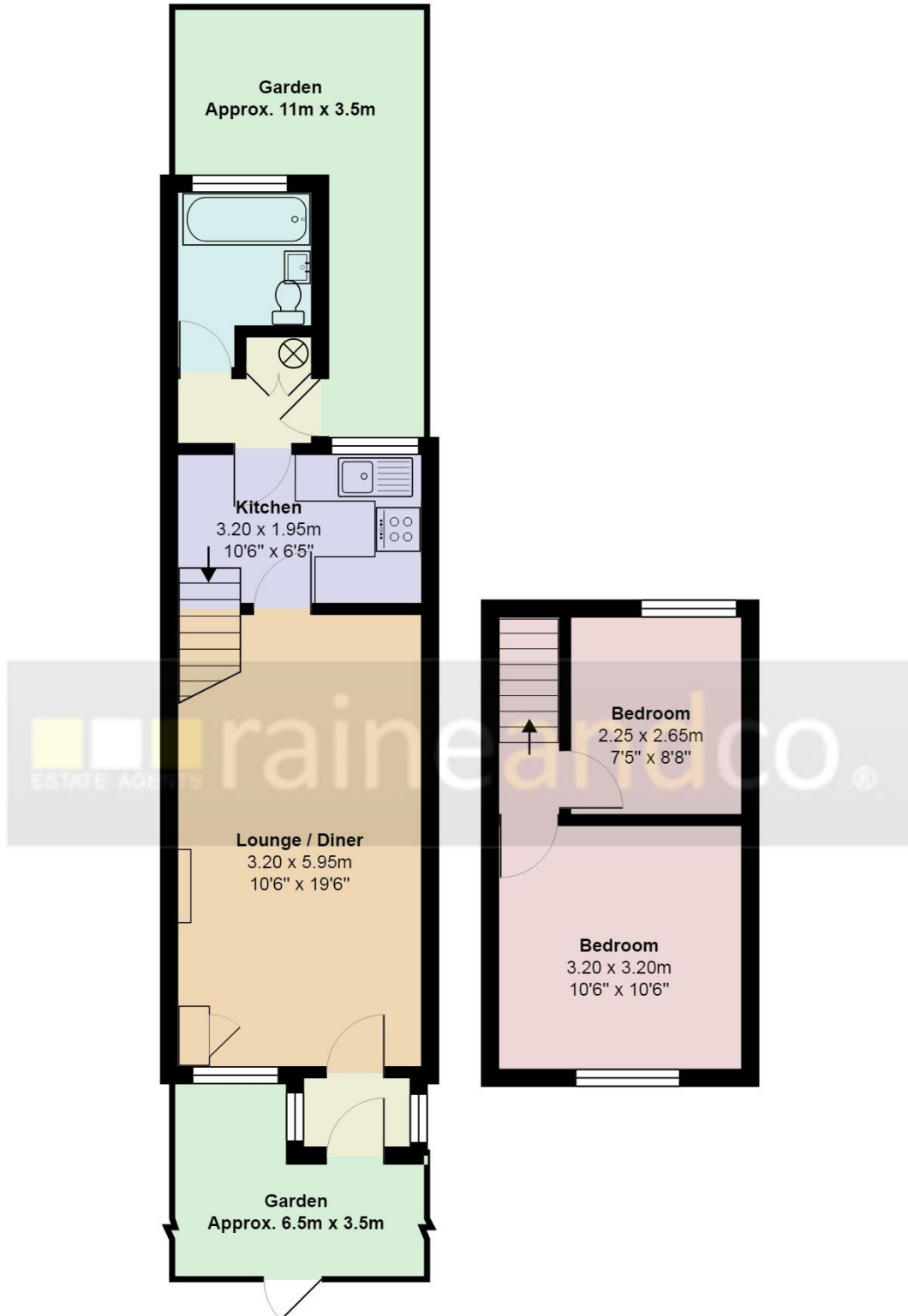
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	53	66	(39-54) E	50	54
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

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.



## College Lane, Hertfordshire AL10

Total Area: 52.3 m<sup>2</sup> ... 563 ft<sup>2</sup> (excluding garden approx. 11m x 3.5m, garden approx. 6.5m x 3.5m)

All measurements are approximate and for display purposes only