

# *Asking price of £280,000 Freehold*

*Willow Way, Hatfield, AL10 9QE*



- **Three Bedroom End of Terrace**
- **HMO Property**
- **Let Until 6th August 2020**
- **Chain Free**
- **Perfect for Investors**
- **EER: D**

THREE bedroom end of terrace HMO HOUSE currently let on an Assured Shorthold Tenancy from 7th September 2019 to 6th August 2020 at £1,245 pcm. The property has been provisionally reserved from 5th September 2020 to 4th August 2021 at £1,539 pcm. Ideally located within walking distance of The University of Hertfordshire and The Galleria Shopping Centre. Comprising of ground floor bedroom, kitchen, two reception rooms, two first floor bedrooms and bathroom. Other features include gas central heating, front and rear gardens.

VIEWING IS HIGHLY RECOMMENDED. PERFECT FOR INVESTORS.

[www.raineandco.com](http://www.raineandco.com)



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## Entrance

Via front door leading into entrance hall.

## Entrance Hall

Stairs to first floor. Under stairs storage. Single radiator. Doors to ground floor bedroom and kitchen.

## Bedroom One (Ground Floor)

13'8" x 10'10" (4.17m x 3.30m)

Single radiator. Multiple plug points. Double glazed window to front.

## Kitchen

10'2" x 9'11" (3.10m x 3.02m)

Comprising a range of matching fitted wall and base units with work surfaces. Stainless steel sink unit with mixer tap. Electric cooker. Space for upright free standing fridge freezer. Plumbing for washing machine and dish washer. Door to communal room and conservatory.

## Communal Room

7'4" x 7'0" (2.24m x 2.13m)

Single radiator. Double glazed patio door to conservatory.

## Conservatory

13'8" x 7'3" (4.17m x 2.21m)

Double radiator. Door to utility area. Double glazed patio door to garden.

## Bedroom Two (First Floor)

12'0" x 9'4" (3.66m x 2.84m)

Single radiator. Multiple plug points. Double glazed window to rear.

## Bedroom Three (First Floor)

Split into two sections of dressing area and sleeping area. Single radiator. Multiple plug points.

## Bathroom

Comprising of panel enclosed corner bath with electric shower. Low level WC. Wash hand basin. Frosted window to rear.

## Rear Garden

Paved patio area. Laid to lawn. Trees to borders.

## Front Garden

Laid to lawn. Bushes to borders. Path to front door.

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		(39-54) E	
(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	
	56		54
	87		88
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		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.

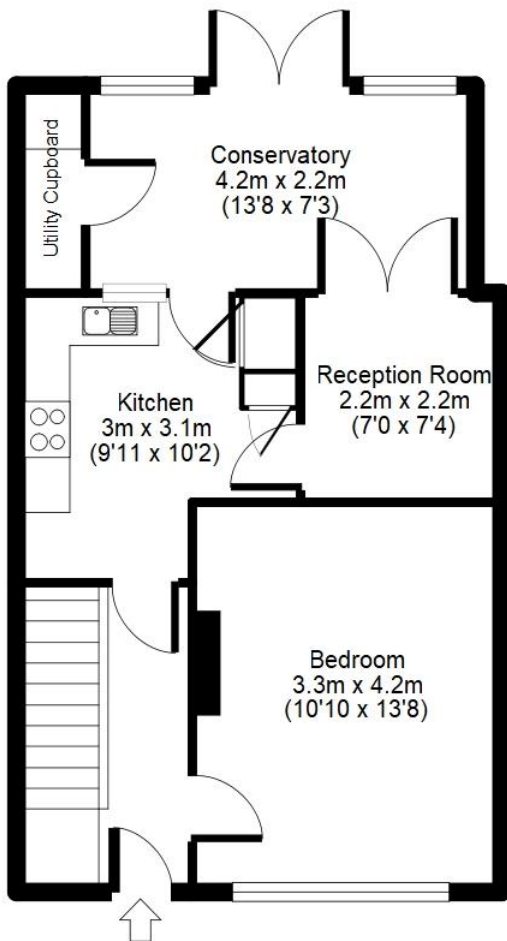


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

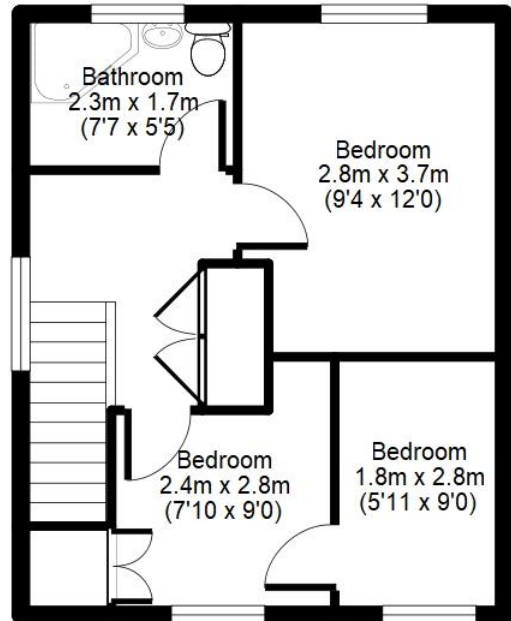
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer 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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APPROX GROSS INTERNAL FLOOR AREA: 832 sq. ft / 77 sq. m



Ground Floor



First Floor