

Asking price of £400,000 Freehold

Aviation Avenue, Hatfield, AL10 9UB



- **End of Terrace Town House**
- **Four Bedrooms**
- **Lounge**
- **Dining Room**
- **Kitchen/Breakfast Room**
- **Bathroom & Cloakroom**
- **Front & Rear Gardens**
- **Parking for Two Cars**

Modern end of terrace town house situated in a CONVIENENT LOCATION on the edge of Salisbury Village close to local shops, The Galleria Shopping Centre and THE HATFIELD BUSINESS PARK. The accommodation is set over three floors and comprises on the ground floor of entrance hall, cloakroom, dining room and kitchen/breakfast room with some built in appliances. The first floor comprises of landing, I-shaped dual aspect lounge, bedroom (double) and the second floor comprises of three further bedrooms (two double, one single) and bathroom with mixer shower. Other benefits include gas central heating to radiators and double glazed doors and windows, front and rear gardens and tandem parking for two cars.

www.raineandco.com



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Entrance Hall

Via a panelled effect part double glazed front door. Stairs to first floor with under stairs storage cupboard. Single radiator. Panelled effect doors to:

Cloakroom

Low level W.C. Pedestal wash hand basin with splash back tiled wall. Single radiator. Extractor fan.

Dining Room

Single radiator. Double glazed window to front.

Kitchen / Breakfast Room

Comprising a range of matching fitted wall and base units with work surfaces over and inset single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Built in gas hob with oven under and overhead filter hood. Built in concealed fridge/freezer. Plumbing for washing machine and dishwasher. Wall mounted concealed boiler. Double radiator. Double glazed windows to rear and side (obscured). Double glazed French windows to rear garden.

First Floor Landing

Stairs to second floor. Single radiator. Panelled effect door to:

Lounge

Two single radiators. Dual aspect with double glazed windows to side and rear.

Bedroom Two

Single radiator. Double glazed window to front.

Second Floor Landing

Single radiator. Panelled effect door to:

Bedroom One

Single radiator. Two double glazed windows to front.

Bedroom Three

Single radiator. Double glazed window to rear.

Bedroom Four

Single radiator. Double glazed window to rear.

Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Part tiled walls. Extractor Fan. Shaver point. Single radiator.

Front Garden

Mainly flower beds with mature shrubs and bushes. Path to front door with exterior light.

Rear Garden

Walled to one side with a paved patio area and laid to lawn with flower beds to borders. A range of mature shrubs and bushes. Timber garden shed. Rear pedestrian access.

Parking

Tandem parking for two cars located to rear.

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	
(92-100) A		(92-100) A	
(81-91) B	86	(81-91) B	87
(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 ₂ emissions	
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.

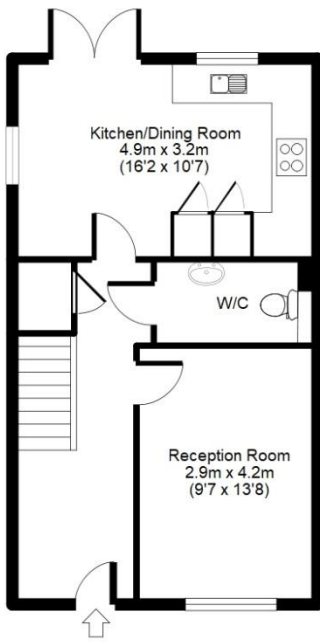


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

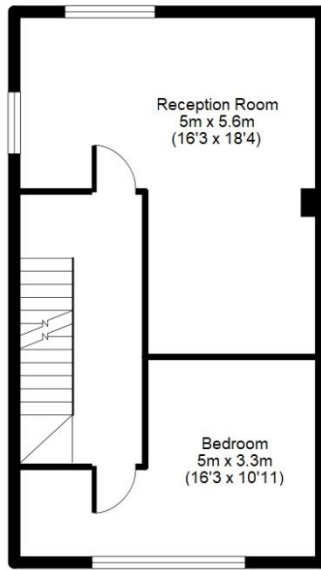
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer 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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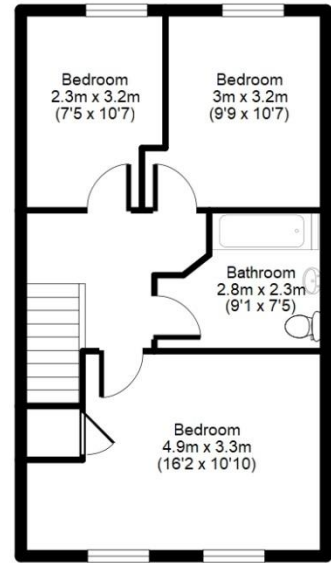
APPROX GROSS INTERNAL FLOOR AREA: 1416 sq. ft / 132 sq. m



Ground Floor



First Floor



Second Floor

For identification purposes only
Measurements are approx and not to scale