

ASKING PRICE OF £280,000 Freehold

Willow Way, Hatfield, AL10 9QD



- **Three Bedroomed Mid Terrace House**
- **Requires Modernisation**
- **Chain Free**
- **Vacant Possession**
- **Walking Distance to Local Amenities**
- **Two Reception Rooms**
- **Conservatory**

THREE BEDROOMED MID-TERRACED PROPERTY WITHIN WALKING DISTANCE TO LOCAL AMENITIES which is ideally located within the popular family area of South Hatfield. Comprising two reception rooms, kitchen, conservatory, three first floor bedrooms and family bathroom. Other features include double glazed windows throughout, gas central heating, front and rear gardens. The property is in need of modernisation which has been reflected in the asking price.

VIEWING IS HIGHLY RECOMMENDED.
PERFECT FOR FIRST TIME BUYERS AND INVESTORS ALIKE.

www.raineandco.com



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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.



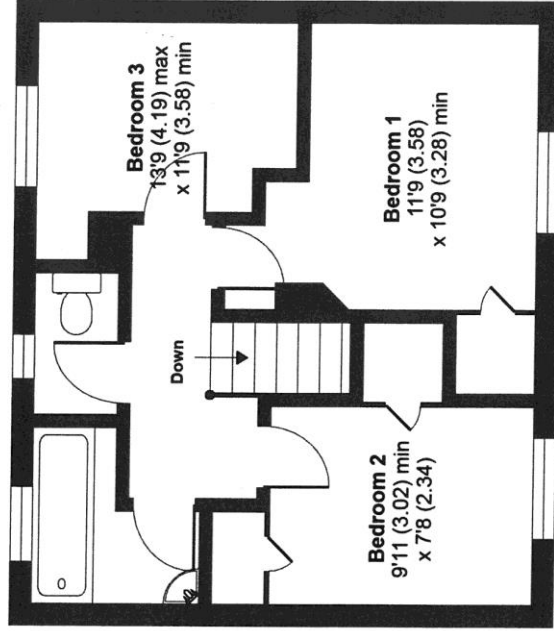
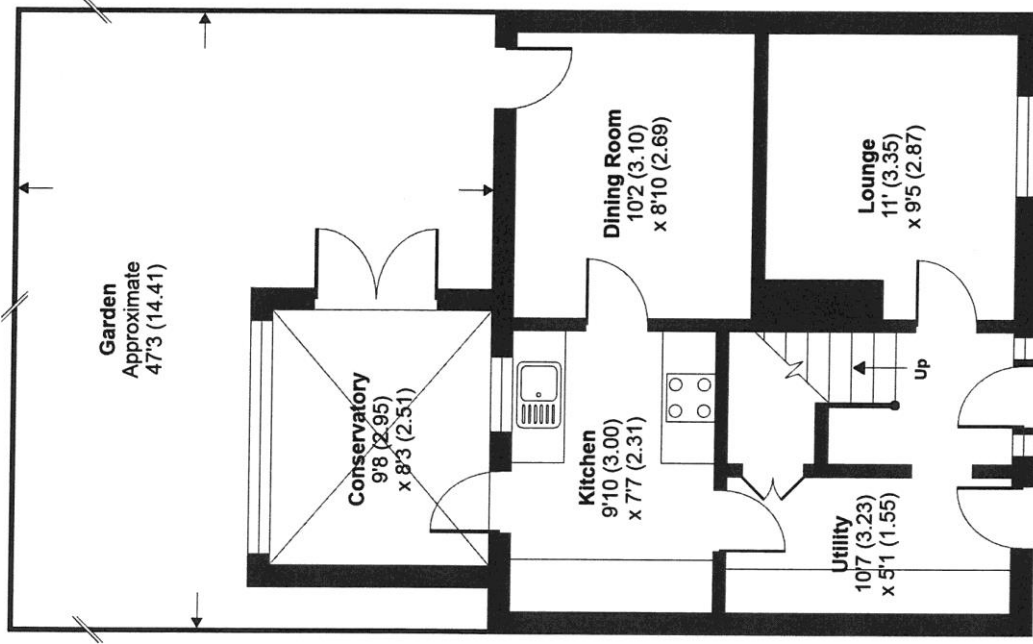
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

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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Total = 924 sq ft / 85.83 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Movewise. REF: 674997

