

Asking price of £320,000 Freehold

Broom Close, Hatfield, AL10 9DL



- **Four Bedroomed Mid Terrace House**
- **HMO Planning in Place**
- **Kitchen / Dining / Living Room**
- **Private Rear Garden**
- **Walking Distance to University**

Four bedroomed mid-terrace house ideally located within walking distance to The University of Hertfordshire, local shops and The Galleria Shopping Centre. The property has a Gold Standard of The Partnership Accreditation for Landlords from Welwyn & Hatfield Council. Benefitting from an eleven month tenancy starting on 1st September 2021 at £1,500 PCM. Comprising open plan kitchen / dining / living area, separate utility room, downstairs bedroom, three first floor bedrooms and bathroom with separate WC. Other features include Ethernet Distribution System for broadband access into all bedrooms, double glazed windows and doors throughout and gas central heating to radiators.

INVESTORS ONLY.

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Offices in Cheshunt, Costa Del Sol - Spain, Mayfair, Potters Bar, St Albans and Stevenage

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Entrance

Via double glazed front door leading into entrance hall.

Entrance Hall

Stairs to first floor. Single radiator. Under stairs storage. Side door. Doors to ground floor bedroom, kitchen area and utility room.

Bedroom One (Ground Floor)

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

Kitchen / Dining / Living Room

Comprising a range of matching fitted wall and base units with work surfaces. Sink unit. Gas cooker hob with oven under. Space for upright and under counter fridge freezer. Plumbing for washing machine and dish washer. Wall mounted boiler. Tiled floors. Multiple storage cupboards. Double glazed windows and patio door to garden.

Utility Room

Space for upright free standing fridge freezer. Space for tumble dryer. Double radiator. Door access to garden.

First Floor Landing

Access to loft. Doors to all rooms.

Bedroom Two (First Floor)

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

Bedroom Three (First Floor)

Range of built in cupboards / wardrobes. Multiple plug points. Single radiator. Double glazed window to rear.

Bedroom Four (First Floor)

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

Bathroom

Comprising of panel enclosed bath with electric shower. Wash hand basin. Single radiator. Frosted double glazed window to front.

Separate WC

Low level WC. Frosted double glazed window to front.

Front Garden

Laid to lawn. Path to front door.

Rear Garden

Paved patio area. Laid to lawn.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

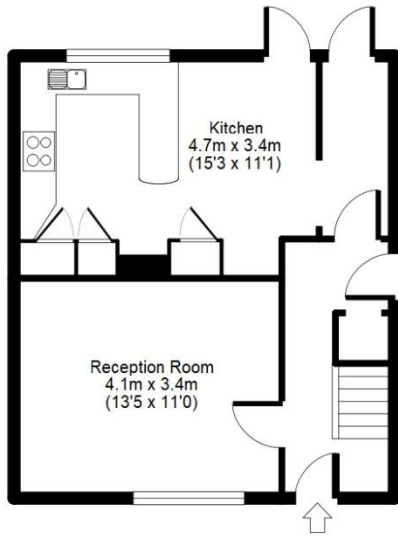


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

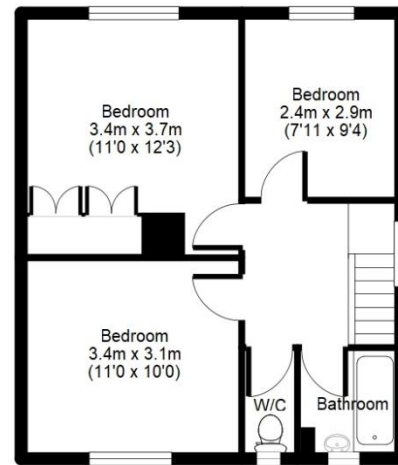
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer 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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APPROX GROSS INTERNAL FLOOR AREA: 847 sq. ft / 79 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale