



mather marshall
independent estate agents

Wood Common, Hatfield
Guide Price £200,000

Situated within walking distance of the train station and town centre is this spacious, refurbished first floor maisonette. The property is a great size and has been refurbished by its present owner. The accommodation now comprises of entrance hall, good sized living room, fitted kitchen, double bedroom with built in wardrobe, refitted bathroom, gas central heating with combination boiler, double glazing throughout, there is a loft and outside storage cupboards, early viewing of this property is advised



Entrance Lobby

Stairs to first floor, storage cupboard, double glazed entrance door to:

Entrance Hall

Wood effect floor, access to part boarded loft which has a light, doors to:

Living Room

14'4" x 10'10" (4.37m x 3.30m)

Double glazed window to rear, radiator, wood effect floor, television and telephone points, door to:



Fitted Kitchen

10'6" x 7'6" max (3.20m x 2.29m max)

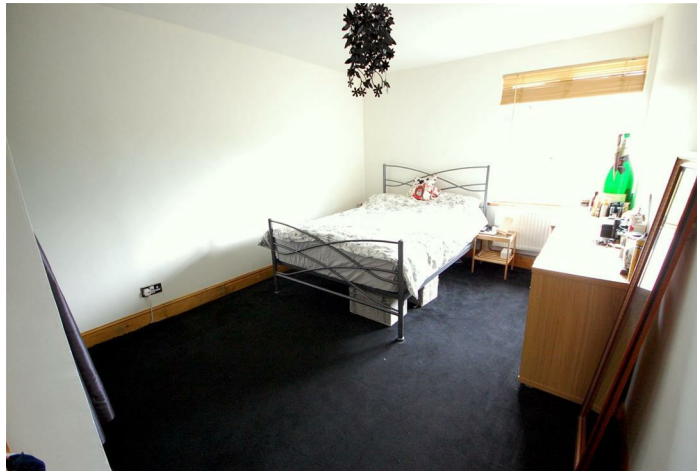
Fitted range of wall and base units with complementary work surfaces and tiled splash back, inset stainless steel sink and drainer unit, space for cooker, plumbing for washing machine and dishwasher, space for fridge, wood effect floor, larder cupboard, further storage cupboard, double glazed window to front.



Double Bedroom

14' x 9'10" (4.27m x 3.00m)

Double glazed window to rear, radiator, built in double wardrobe.



Refitted Bathroom

Refitted white suite comprising 'P'-shaped shower bath with glazed screen and shower over, pedestal wash hand basin, low level wc, complementary ceramic wall tiling, tiled floor, heated towel rail, double glazed window to front.



Tenure

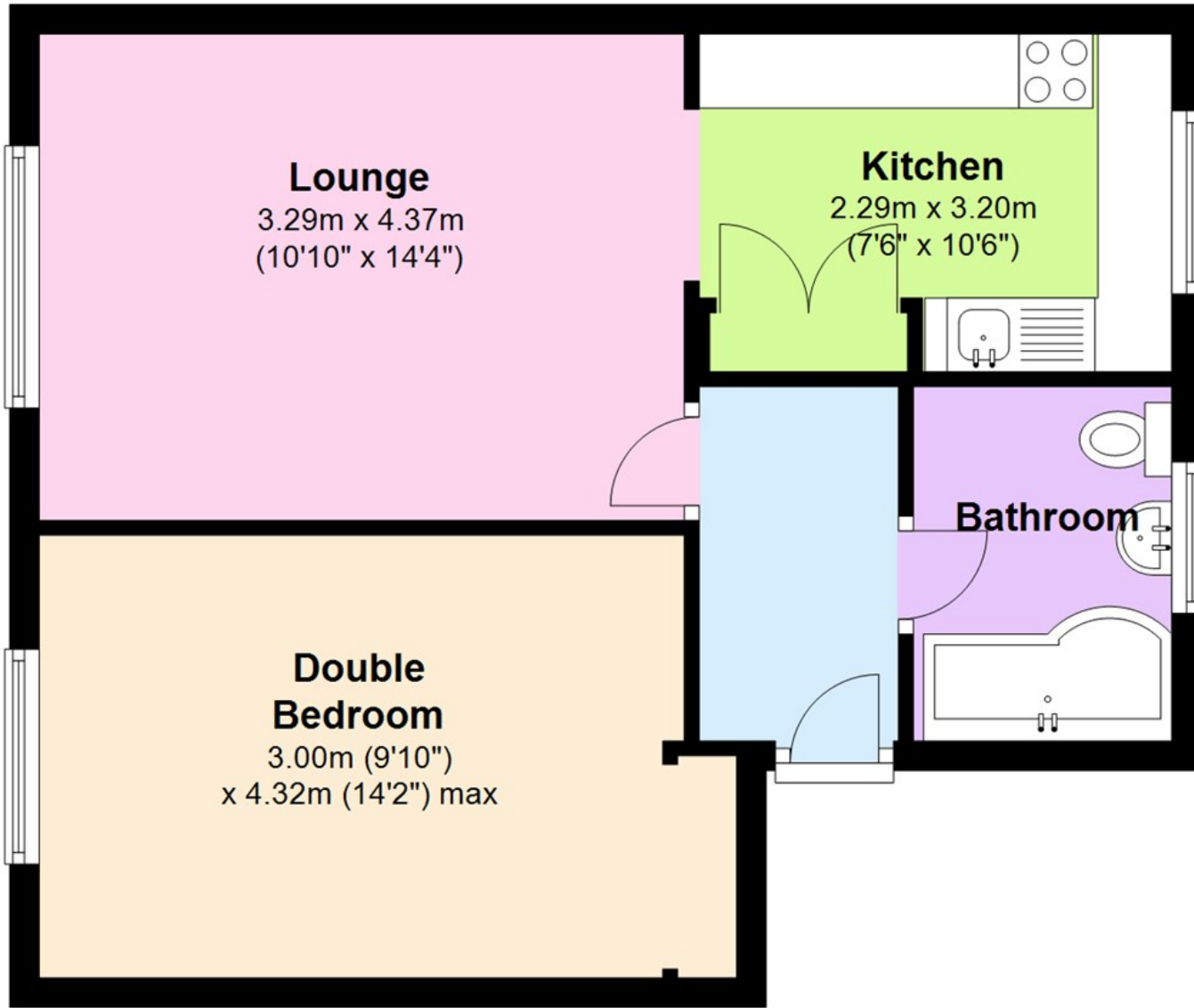
Leasehold - 96 year lease

Ground rent and service charge approx - £180 per annum




Ground Floor


Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 44.2 sq. metres (476.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		70	77
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			

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