



Batterdale, Old Hatfield, AL9 5JG
Offers In Excess Of £450,000



Batterdale, Old Hatfield

Newly refurbished three bedroom end terrace family home situated in the historic "Old Town" which is currently undergoing an exciting redevelopment programme, the train station is just a short walk away..

The property is offered with immediate vacant possession and briefly comprises of: entrance porch, entrance hall, a refitted ground floor wc, an open plan lounge/dining room with doors out to the garden, a refitted kitchen/breakfast room with built in appliances, three first floor bedrooms and a refitted bathroom.

The house is double glazed and has gas radiator central heating with a newly installed combination boiler.

Outside there are gardens to both the front and rear. A private driveway for one vehicle leads to a garage.

Viewing advised, please call us on 01707 270777.





Entrance Porch

Part glazed entrance door to front, door to:

Entrance Hall

Wood effect flooring, radiator, stairs to first floor with storage cupboard under, doors to:

Refitted Wc

Dual flush wc, wash hand basin, radiator, wood effect flooring.

Lounge/dining Room

18'1 x 17'8 max

Double glazed window to rear and door leading to the garden, two radiators, wood effect flooring.

Refitted Kitchen/breakfast Room

10'5 x 9'7

Refitted with a range of wall and base units, complimentary work surfaces, inset stainless steel sink/drainage with mixer tap, space for fridge/freezer and washing machine, built in oven and hob with extractor hood over, radiator, wood effect flooring, recessed spotlights, double glazed window to front.

Landing

Access to loft, radiator, bulkhead cupboard housing newly installed gas fired combination boiler, doors to:

Bedroom One

15' x 10'6

Double glazed window to rear, radiator, wood effect flooring.



Bedroom Two

13' x 10'6

Double glazed window to rear, radiator, wood effect flooring.

Bedroom Three

10'7 x 7'

Double glazed window to front, radiator, wood effect flooring.

Refitted Bathroom

Refitted suite comprising of panel enclosed bath with handheld and rainfall shower over, glazed screen, vanity wash hand basin with mixer tap, dual flush wc, complimentary tiling, radiator, extractor fan, wood effect flooring, double glazed window to front.

Front Garden

Paved with low maintenance in mind, flower and shrub beds, light, path to front door.

Rear Garden

Paved with low maintenance in mind, flower and shrub beds, gated access to rear.

Driveway

Providing private off street parking for one vehicle, access to garage.

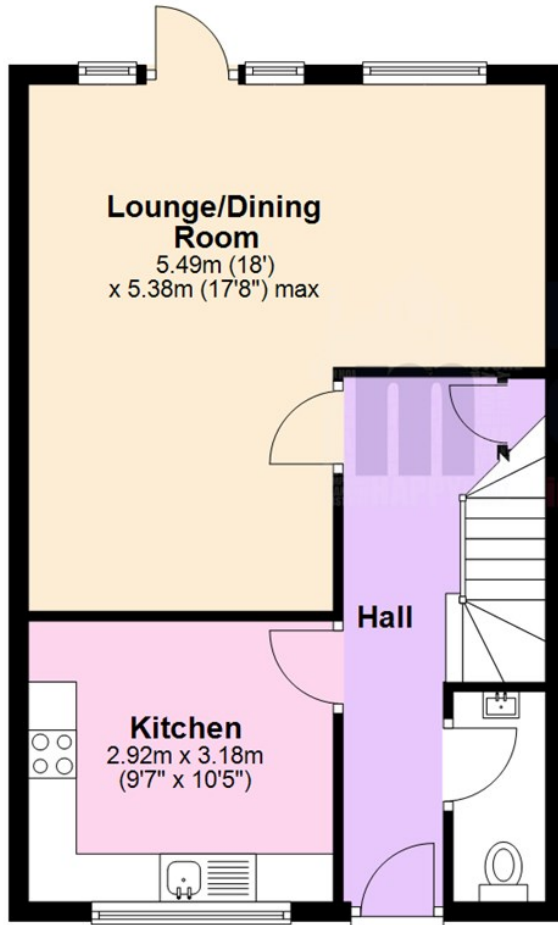
Garage

Up and over door to front access via the driveway.



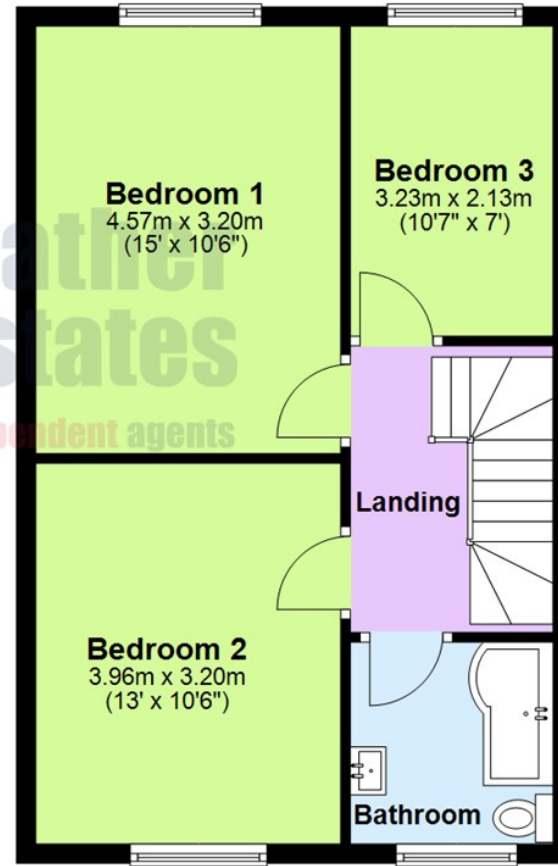
Ground Floor

Approx. 48.6 sq. metres (523.4 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.5 sq. feet)

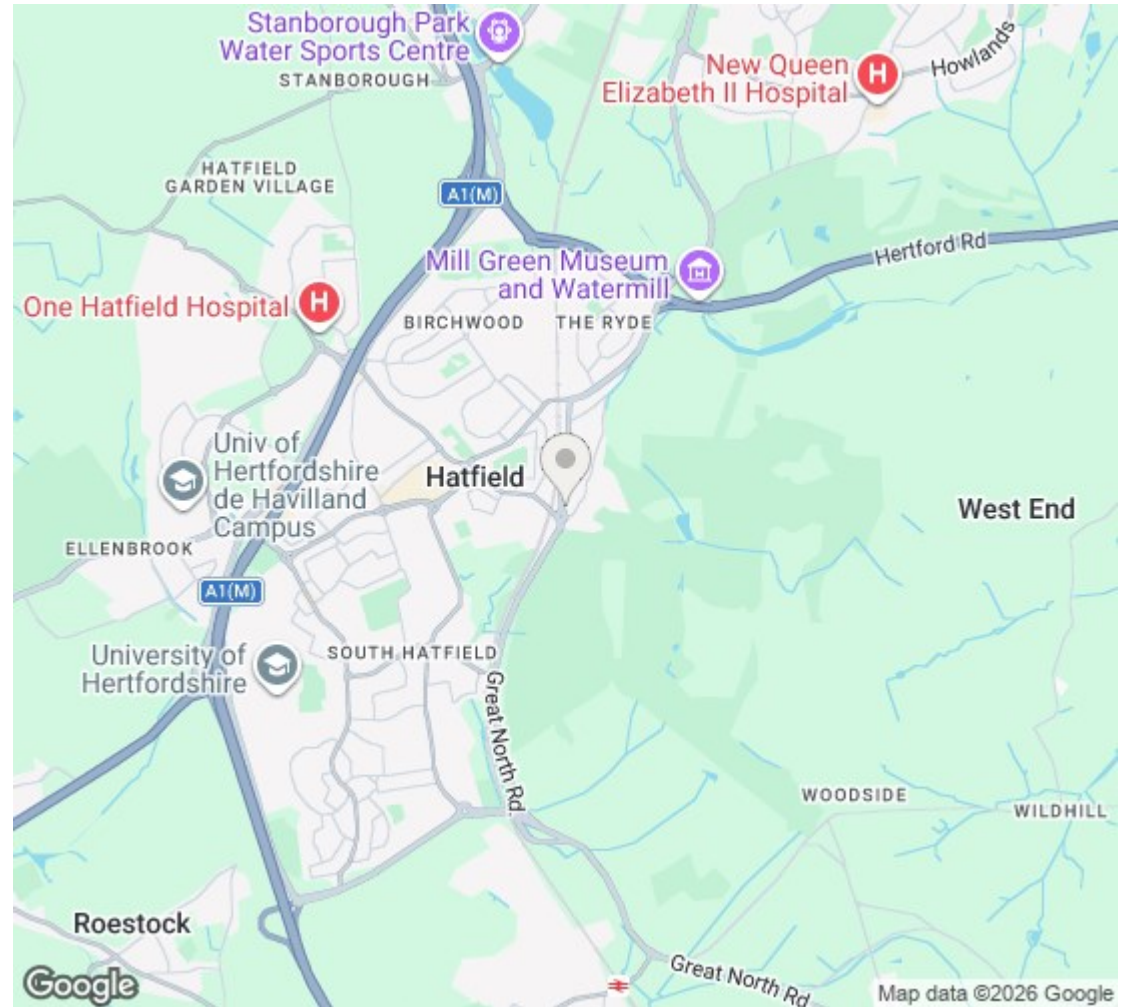


Total area: approx. 95.1 sq. metres (1023.9 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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