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# Bradshaws, Hatfield

Chain free three bedroom family home offering great potential to modernise and create your own home. The property is situated on the south side of town close to major road links and parkland and has been lived in by the same family for decades, in which time they have established the gardens which are a particular feature.. The accommodation briefly comprises of entrance hall, 19' dual aspect lounge/diner, 18' dual aspect kitchen/breakfast room, three first floor bedrooms and a bathroom/wc. The house has gas radiator central heating. The fabulous gardens also have a gate at the bottom of the rear garden which gives access to a parking area.

- 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.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor











#### **Entrance Hall**

Part glazed entrance door with window to side, stairs to first floor, opening to kitchen/breakfast room and door to:

#### **Dual Aspect Lounge/diner**

*19'6 x 10'3*

Windows to front and rear, radiators, gas fire with back boiler, serving hatch to kitchen.

#### **Kitchen/breakfast Room**

*18'2 x 9'7*

Fitted range of wall and base units, complimentary work surfaces and splash back, inset sink drainer, space for cooker with extractor over, space for fridge and washing machine, storage cupboards.

#### **Landing**

Access to loft, airing cupboard housing hot water cylinder with immersion heater, doors to:

#### **Bedroom One**

*12'8 x 10'7*

Two windows to front, radiator.

#### **Bedroom Two**

*10'7 x 6'8*

Window to front, radiator.

#### **Bedroom Three**

*8'8 x 7'7*

Window to rear, radiator, built in wardrobe.



#### **Bathroom/wc**

Panel enclosed bath with tiled surround, pedestal wash hand basin with tiled splash back, wc, radiator, storage cupboard, window to rear

#### **Front Garden**

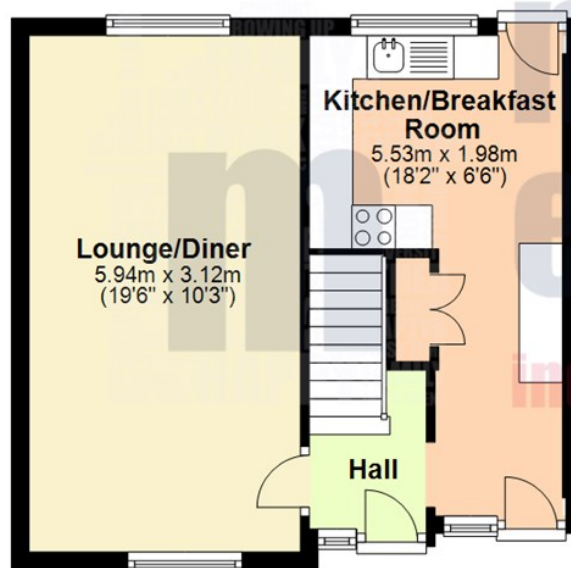
Well established garden with mature flowers, shrubs and evergreens, path to front.

#### **Rear Garden**

Well established and maintained with a patio to the immediate rear, lawn, mature flowers shrubs and evergreens, water tap, greenhouse, timber shed, gate to rear leading to a parking area.

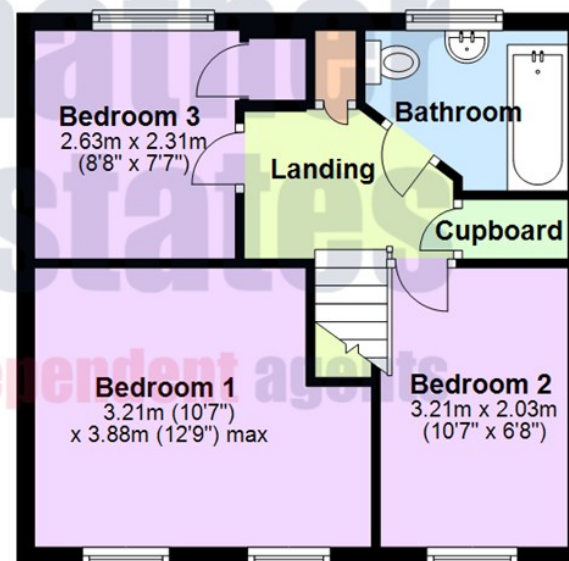
### Ground Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



### First Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



Total area: approx. 71.5 sq. metres (769.7 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	47	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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