



Jasmine Gardens, Hatfield, AL10 0BL

£350,000



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Jasmine Gardens, Hatfield

Two bedroom home with private driveway and garage, situated in a quiet cul de sac just a short walk from the town centre, the train station is also within walking distance.

The property briefly comprises of entrance hall, living room, refitted kitchen/diner with door to rear garden, two bedroom and a refitted bathroom. The house is double glazed and has gas radiator central heating.

Outside there is small garden area and private driveway for one vehicle to the front, there is a garden to the rear which has a personal door leading into a detached garage at the foot of the garden.





Entrance Hall

double glazed entrance door to front, storage cupboard housing gas and electricity meters.

Living Room

13'5 x 12'

Double glazed window to front, radiator, stairs to first floor, door to kitchen.

Refitted kitchen/diner

12' x 10'

Refitted range of wall and base units and dresser, complimentary real wood work surfaces and splash back, ceramic sink/drainage with mixer tap, space for cooker with stainless steel chimney style extractor hood over, space for fridge freezer and washing machine, wall mounted gas fired boiler, radiator, double glazed window and door to rear garden.

Landing

Access to part boarded loft, doors to:

Bedroom One

12' x 10'

Two double glazed window to front, radiator, bulkhead storage cupboard.

Bedroom Two

10'6 x 6'5

Double glazed window to rear, radiator.



Refitted Bathroom/wc

Refitted suite comprising of panel enclosed bath with shower over, pedestal wash hand basin with mixer tap, dual flush wc, complimentary tiling to full height, heated towel rail, double glazed window to rear,

Front Garden

Flower bed, external light, path to front door, water meter.

Rear Garden

Paved patio area to the immediate rear, lawn area, flower and shrub beds, ornamental patio, water tap and water butt, personal door to garage.

Private Driveway

Providing private parking for one vehicle.

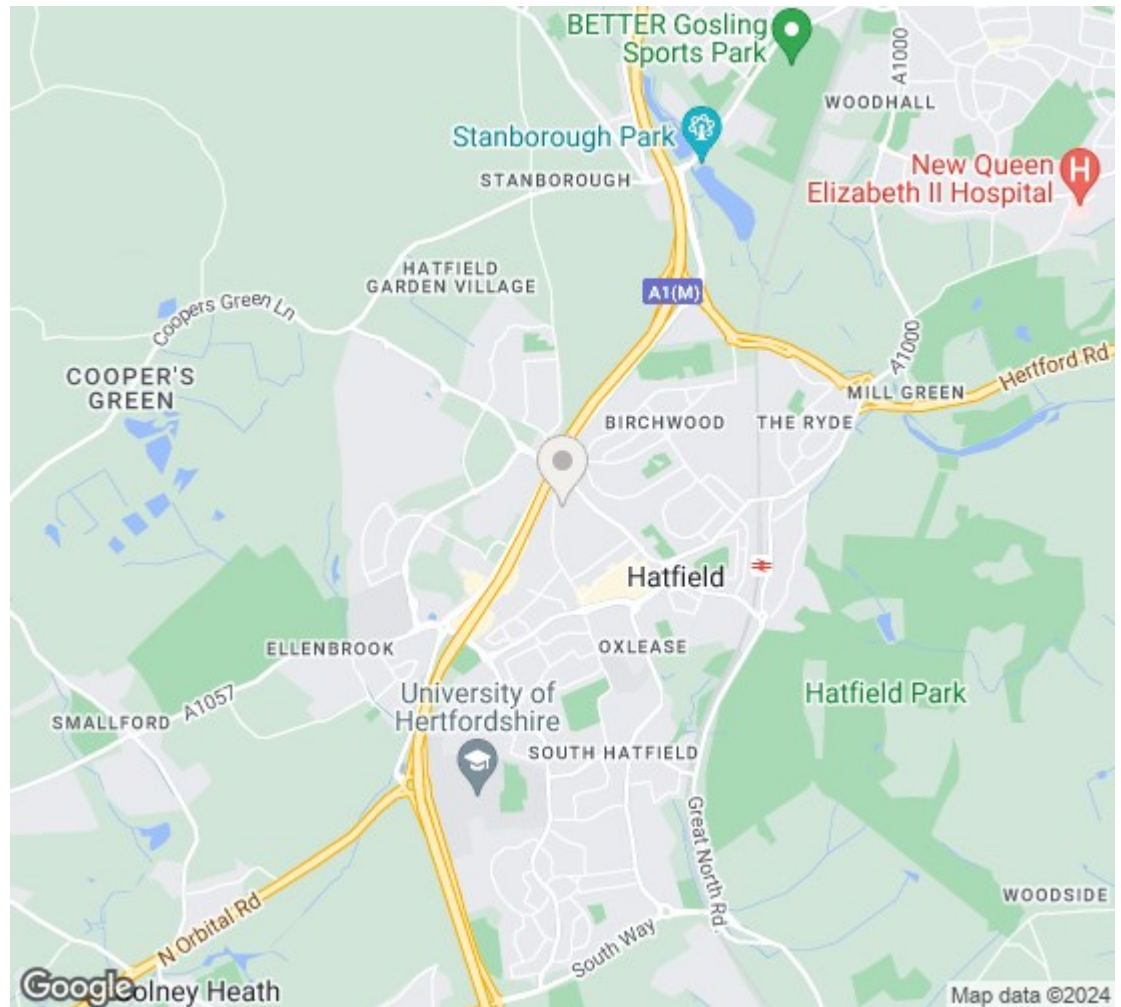
Detached Garage

Single up and over door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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.
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