

**FOR SALE**



## Two Bedroom Mid-Terrace House, Maryland, Hatfield

OFFERS IN EXCESS OF **£380,000**

  
**MARTIN & CO**



## Two Bedroom, One Bathroom

### Mid-Terrace House

### Maryland, Hatfield

**OFFERS IN EXCESS OF £380,000**

- **CHAIN FREE!!**
- **Two-Bedroom Mid-Terrace Property**
- **Resident Parking**
- **Two Double Bedrooms**
- **Walking distance to Town Centre and local**
- **Close to local Primary and Secondary Schooling**

### SUMMARY

**CHAIN FREE!!** A TWO BEDROOM terraced house with a pleasant outlook overlooking a small green. The accommodation comprises of entrance hall, lounge, kitchen, and utility room, two double bedrooms, bathroom, and garden to the rear. This makes the property an ideal first family home or, a BUY TO LET investment. The property is situated in a great location, close to the Town Centre, Galleria Shopping Centre, local leisure facilities, primary and secondary schooling, and the University Campus.

### ENTRANCE HALL

Laminate floor, double radiator, large understairs storage cupboard, smoke alarm, ceiling light.



**LOUNGE 21' 4" x 10' 10" (6.5m x 3.3m) UTILITY ROOM/CONSERVATORY 17' 7" x 7' 3" (5.37m x 2.21m)**

Laminate floor, double and single radiator, large Bay window to front aspect, doors leading to utility room, coving, ceiling light.

Double-glazed window and door to rear, storage space for white goods, ceiling light.

**KITCHEN 9' 11" x 7' 9" (3.02m x 2.36m)**

Tiled floor, radiator, a range of white wall and base units, laminate work surfaces, built-in oven with extractor filter-hood over, white sink with stainless steel mixer tap, space for fridge-freezer, tiled walls, cupboard housing utility meters and storage, interior partition window, entrance to utility area with plenty of storage space.

**HALL/STAIRS**

Carpet, airing cupboard housing hot water tank, wall lights, loft hatch, smoke alarm.

**BEDROOM ONE 14' 0" x 8' 11" (4.27m x 2.73m)**

Laminate floor, radiator, two double-glazed windows to front aspect, built-in cupboard with hanging space, ceiling light.



**BEDROOM TWO 12' 1" x 9' 4" (3.68m x 2.85m)**

Laminate floor, radiator, double-glazed window to rear aspect, ceiling light.

Low maintenance garden to the rear with paved seating areas, flower borders to the side, artificial lawn. The front has steps leading to the property and a bin cupboard to the front of the property.

**BATHROOM**

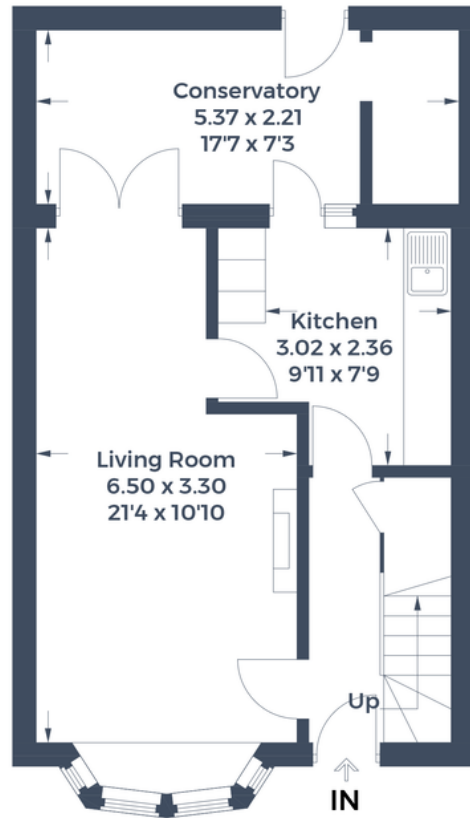
Laminate floor, radiator, tiled walls, double-glazed obscure window to rear aspect, white bathroom suite comprising panel enclosed bath with stainless steel mixer tap and shower attachment, pedestal sink with stainless steel taps, low-level flush WC, ceiling light.



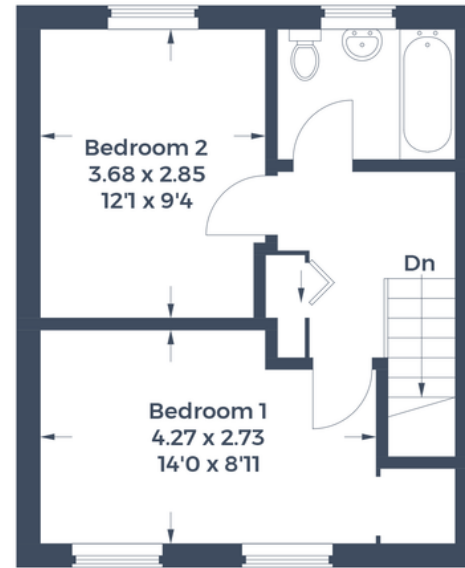
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area  
Ground Floor = 48.9 sq m / 526 sq ft  
First Floor = 34.1 sq m / 367 sq ft  
Total = 83.0 sq m / 893 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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