



Bishops Rise, Herts, AL10 9QB
Asking Price £309,950

Mid terraced property situated in South Hatfield and currently let as a HMO to four students at £1180 pcm. The property comprises of lounge, kitchen, four bedrooms and bathroom with separate WC. Other benefits include gas central heating, double glazing and front and rear gardens.



Entrance Hall

Accessed via part frosted glazed Upvc front door with matching side panel. Double radiator, emergency light & mains wired smoke alarm. Heating thermostat and timer controls. Stairs rising to first floor and door to lounge and:

Inner Hall/Store

1.9 x 1.2 (6'2" x 3'11")

Part frosted glazed Upvc door to front and door to:

Kitchen

3.59 x 2.98 (11'9" x 9'9")

Comprising a range of wall and base mounted cupboards and drawers with work surfaces over and splash back tiling. Single bowl single drainer sink unit with mixer tap, plumbing for washing machine and space for gas cooker and upright fridge/freezer. Under-stairs storage cupboard and additional cupboard housing consumer board and meters with shelving. Mains wired extractor fan and heat detector, radiator, double glazed window and part glazed upvc door opening onto rear garden. Door to bedroom four.

Lounge

3.35 x 2.90 (10'11" x 9'6")

Double glazed window to front. Mains wired smoke alarm, radiator and gas fire with back boiler serving heating and hot water. Door to:

Bedroom Four

3.44 x 2.66 (11'3" x 8'8")

Radiator and mains wired smoke alarm. Double glazed window and part glazed door opening onto rear garden. Door into kitchen.

Landing

Mains wired smoke alarm, emergency light and doors to:

Bedroom One

3.45 x 3.12 (11'3" x 10'2")

Radiator and mains wired smoke alarm. Built in cupboard with shelving and double glazed window to front.

Bedroom Two

3.11 x 2.09 (10'2" x 6'10")

Radiator, built in cupboard and over stairs airing cupboard housing hot water cylinder. Mains wired smoke alarm and double glazed window to front.

Bedroom Three

2.44 x 2.47 (8'0" x 8'1")

Double radiator and mains wired smoke alarm. Built in cupboard and double glazed window to rear.

Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment with splash back tiling. Wall hung wash hand basin with tiling. Radiator, mains wired extractor fan and frosted double glazed window to rear.

Separate WC

Low level WC, inset wash hand basin with splash back tiling and frosted double glazed window to rear.

Exterior

Front Garden

Bush border to front and side. Path to front door and lawn area.

Rear Garden

Patio area with dwarf wall leading to lawn with shrub borders. Outside cold water tap.

Tenure

Freehold

