





Property Description

This chain-free six-bedroom HMO mid-terrace property presents an excellent investment opportunity in a popular and well-connected area of Hatfield. Offering spacious and versatile accommodation throughout, the property is ideally situated for access to the University of Hertfordshire, making it particularly attractive to student and professional tenants.

The accommodation comprises six well-proportioned bedrooms, a spacious kitchen/diner providing ample room for communal living and dining, a family bathroom, an en suite shower room, and a convenient downstairs WC.

Externally, the property benefits from both front and rear gardens, offering valuable outdoor space for residents. Further enhancing its appeal are a garage and off-road parking, providing sought-after parking facilities rarely found with comparable investment properties.

The property enjoys a convenient location approximately 1.1 miles from the University of Hertfordshire and 0.7 miles from The Galleria Shopping Centre, with its wide range of shops, restaurants, leisure facilities and transport links. Hatfield town centre and major road connections are also easily accessible.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Hall

Kitchen/Diner

17' 2" max x 12' 10" max (5.23m max x 3.91m max)

Wc

Bedroom 4

12' 1" max x 10' 9" max (3.68m max x 3.28m max)

Bedroom 1

17' 2" max x 10' 7" max (5.23m max x 3.23m max)

En Suite

Bedroom 2

17' 2" max x 11' 7" max (5.23m max x 3.53m max)

Bedroom 3

17' 2" max x 9' 11" max (5.23m max x 3.02m max)

Bedroom 5

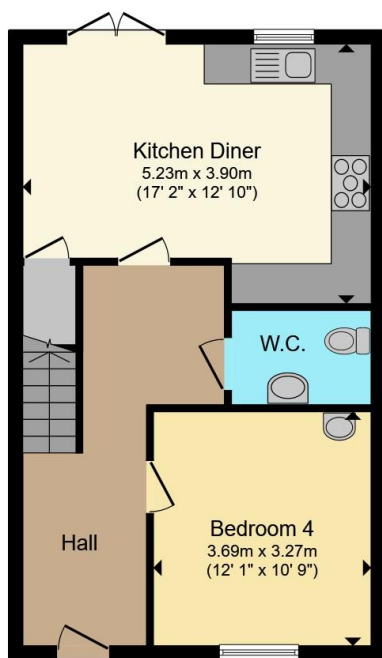
11' 7" max x 9' 3" max (3.53m max x 2.82m max)

Bedroom 6

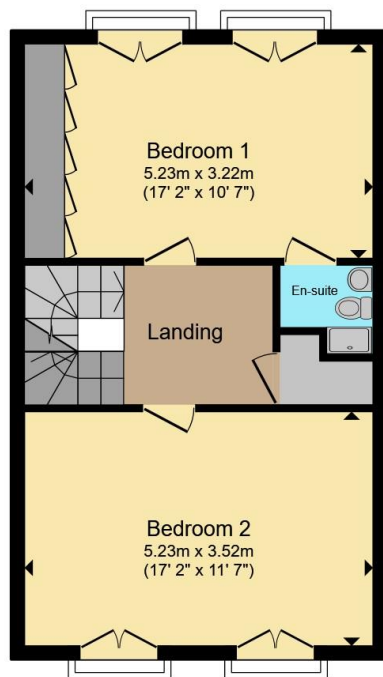
11' 7" max x 7' 7" max (3.53m max x 2.31m max)

Bathroom

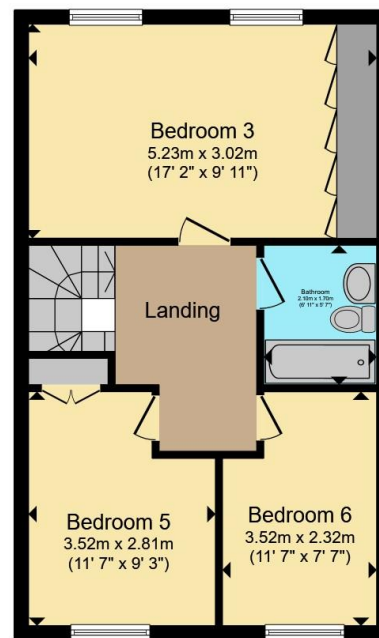




Ground Floor



First Floor



Second Floor

Total floor area 141.8 m² (1,526 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
Band: E

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Tenure: Freehold



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