



45, Westell Close

Baldock,
Hertfordshire, SG7 6RY
Freehold £360,000

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properties

A well presented and extended 3 bedroom mid terrace home in a popular residential development! Located in Westell Close on the ever popular Clothall Common development in Baldock, this mid terrace home benefits from a single storey extension to the front and rear to provide a spacious welcome porch and utility area at the rear. With 3 good size bedrooms, a spacious approx. 24ft lounge diner, rear garden, drive way and single garage this wonderful home would make an ideal first time or investment purchase!

- Extended 3 bedroom mid terrace home
- Driveway and single garage
- Rear garden
- Approx 24ft Lounge / Diner
- Extended kitchen/utility
- UPVC double glazing
- Council Tax band C
- EPC rating C

Ground Floor

Entrance Hallway

Coat and shoe storage, stairs to the first floor, door to:

Lounge / Diner

23' 6" x 11' 8" (7.16m x 3.56m)

Window to the front aspect, two radiators, under stairs storage cupboard, French doors to utility area, door to:

Kitchen / Utility

18' 5" x 13' 5" max (5.61m x 4.09m)

L shaped kitchen opening to utility area to rear, windows to the rear and side aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, integral gas hob with extractor over, integral oven/grill. Space for washing machine, dishwasher, tumble dryer, fridge and freezer, French doors to rear garden.

First Floor

Landing

Loft hatch, airing cupboard, doors to:

Bedroom One

10' 8" x 8' 7" (3.25m x 2.62m)

Window to the rear aspect, radiator.

Bedroom Two

10' 3" x 8' 7" (3.12m x 2.62m)

Window to the front aspect, radiator, built in wardrobes.

Bedroom Three

8' 0" x 6' 2" (2.44m x 1.88m)

Window to the rear aspect, radiator.



Bathroom

Window to the front aspect, WC, wash hand basin, heated towel rail, bath with shower over and screen.

External

Front

Front Garden laid to lawn and block paving, external store, 1-2 car driveway leading to single garage with up and over door.

Rear

Rear garden laid to lawn with patio seating area at head and rear.

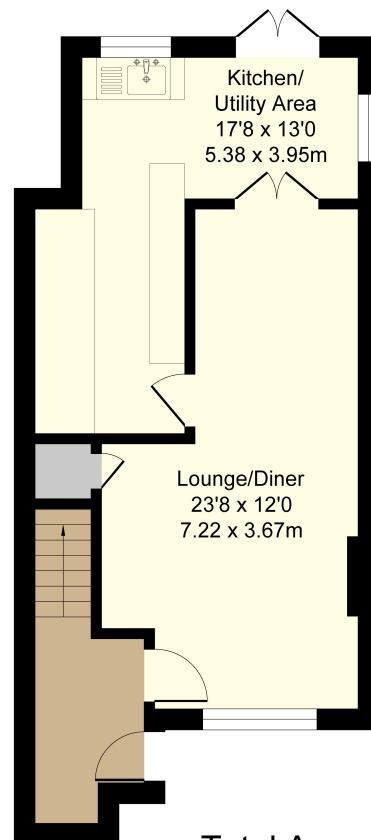




45 Westell Close, Baldock

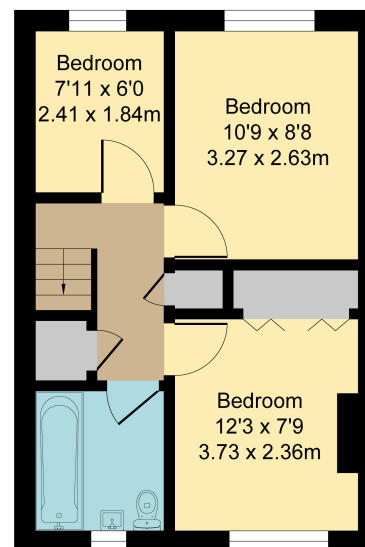
Ground Floor

Area: 43.7 m² ... 471 ft²



First Floor

Area: 32.9 m² ... 355 ft²



Total Area: 76.6 m² ... 826 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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