



Mons Avenue, Baldock, Hertfordshire. SG7 6JP







## 3 Bedroom End of Terrace House £380,000 Freehold

A larger than average three bedroom end of terrace property with parking for up to 4 cars. Set in within easy distance to Baldock High Street, the property offers two reception rooms, kitchen, conservatory and a wet room downstairs. Upstairs are three good sized bedrooms and a family bathroom. Outside is a larger than average garden with three work shops on concrete bases, to the front is off street parking.



- Three double bedrooms
- Two reception rooms
- Off street parking
- Large rear garden
- End of terrace
- Conservatory
- Viewing highly recommended
- Awaiting EPC. Council tax band C

## Ground Floor

### Entrance:

Via double glazed front door. Wooden flooring.

### Reception Hall:

Radiator. Laminate flooring. Doors and stairs to:

### Reception One:

Abt. 13'5" x 10'7" (4.09m x 3.23m) Double glazed window to front aspect. Radiator. Fitted carpet.

### Reception Two:

Abt. 14'10" x 13'5" (4.52m x 4.09m) Double glazed doors to garden. Fitted carpet.

### Kitchen:

Abt. 12'0" x 12'0" (3.66m x 3.66m) Range of fitted wall and base units. Stainless steel sink and drainer. Plumbing for washing machine and dishwasher. Tiled flooring.

### Shower Room:

Three piece suite comprising low level wc, hand wash basin and power shower. Fully tiled.

### Conservatory:

Abt. 17'5" x 11'0" (5.31m x 3.35m) Double glazed windows to all aspects. Double glazed window to garden. Electric heater. Tiled flooring.



## First Floor

### Bedroom One:

Abt. 11'5" x 9'9" (3.48m x 2.97m) Double glazed window to front aspect. Radiator. Fitted carpet.

### Bedroom Two:

Abt. 11'3" x 10'7" (3.43m x 3.23m) Double glazed window to rear aspect. Radiator. Fitted carpet.

### Bedroom Three:

Abt. 12'0" x 10'9" (3.66m x 3.28m) Double glazed window to rear aspect. Radiator. Fitted carpet.

### Bathroom:

Double glazed window to front aspect. Three piece suite comprising low level wc, hand wash basin and panelled bath.

### Outside Front Garden:

Off road parking for three cars.

### Rear Garden:

Mainly laid to lawn with patio area. Three workshops. Side access.

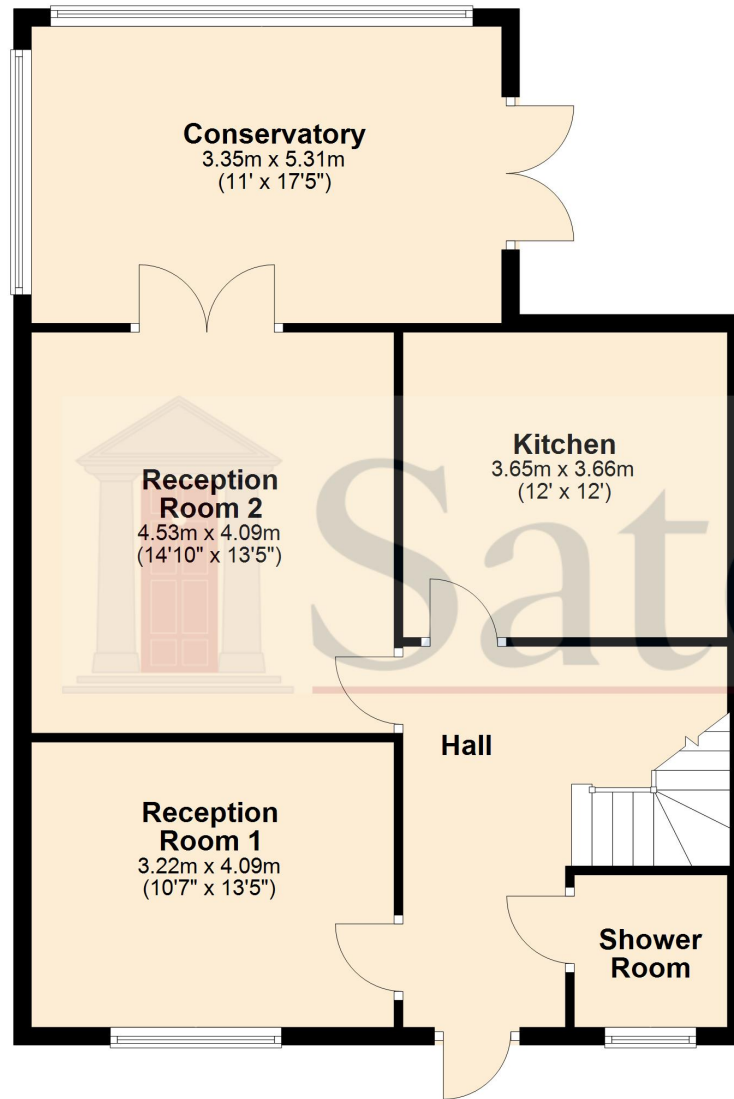
### Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

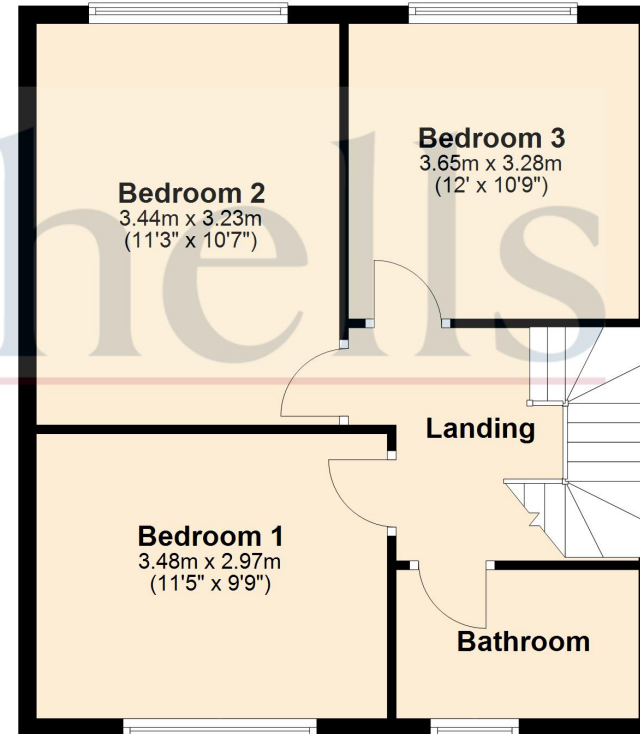
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.