



Clothall Corner, Baldock, Hertfordshire. SG7 6FN





3 Bedroom Semi-Detached House

£425,000 Freehold

A modern three bedroom property, set in this central town location.

Benefiting from a modern kitchen and large lounge, plus a cloakroom on the ground floor. On the first floor, there are two generous bedrooms, plus a family bathroom. On the 2nd floor is the principal bedroom and an ensuite. Outside is a lovely private decked rear garden and parking for two cars. There is also an option to purchase a garage located in Baldock. The property offers easy access to the main line train station with excellent links to London and Cambridge.

- Three bedrooms
- Ensuite
- Town centre location
- Off street parking
- Modern property
- Well presented
- Viewing highly recommended
- EPC rating C. Council tax band D

Ground Floor

Entrance:

Entrance via double glazed front door leading to hallway.

Hallway:

Hard wooden flooring, doors to all rooms, radiator, stairs to first floor.

Lounge:

Abt. 13' 6" x 13' 11" (4.11m x 4.24m) X2 double glazed windows and double glazed front doors to garden, radiator, hard wooden flooring.

Kitchen:

Abt. 11' 5" x 6' 0" (3.48m x 1.83m) Range of fitted wall and base units with roll top work surfaces, stainless steel sink and drainer unit, oven hob and extractor fan, double glazed window to front aspect, plumbed for washing machine.

Cloakroom:

Abt. 6' 0" x 3' 4" (1.83m x 1.02m) Low level WC, wash hand basin, tiled flooring.

First Floor

Landing:

Fitted carpet, doors to all rooms, access to loft.

Principal Bedroom:

Abt. 16' 0" x 9' 9" (4.88m x 2.97m) Double glazed window to rear aspect rad fitted carpet, door to ensuite

Ensuite:

Abt. 13' 0" x 5' 5" (3.96m x 1.65m) Double glazed window to front aspect, low level WC, wash hand basin, panelled bath, tiled floor.

Bedroom Two:

Abt. 13' 5" x 11' 1" (4.09m x 3.38m) Double glazed window to front aspect, radiator, fitted carpet.

Bedroom Three:

Abt. 11' 1" x 8' 7" (3.38m x 2.62m) Double glazed window to rear access, radiator, fitted carpet.

Family Bathroom:

Abt. 7' 0" x 6' 0" (2.13m x 1.83m) Low level WC, panelled bath, wash hand basin, tiled floor, extractor fan.

Outside

Front Garden



Satchells

Rear Garden:

Decked rear garden, with timber built shed, access to the rear via wooden door.

Agents Note:

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

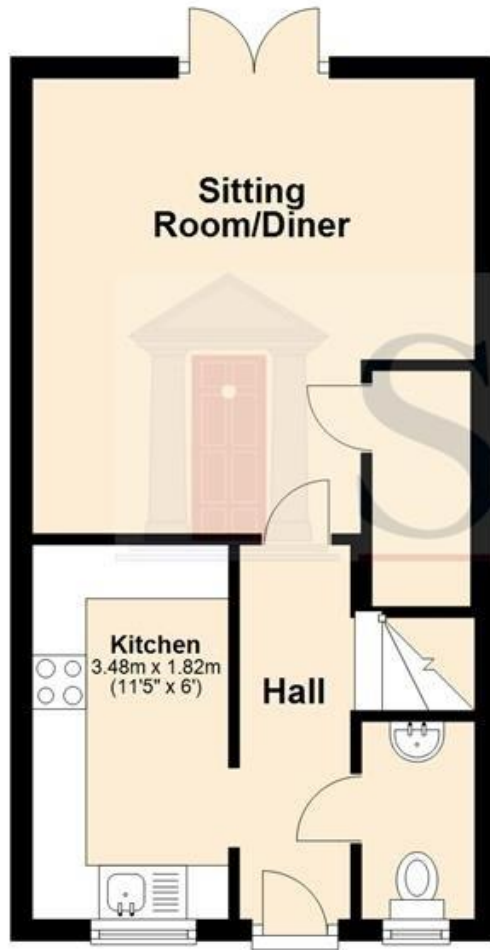




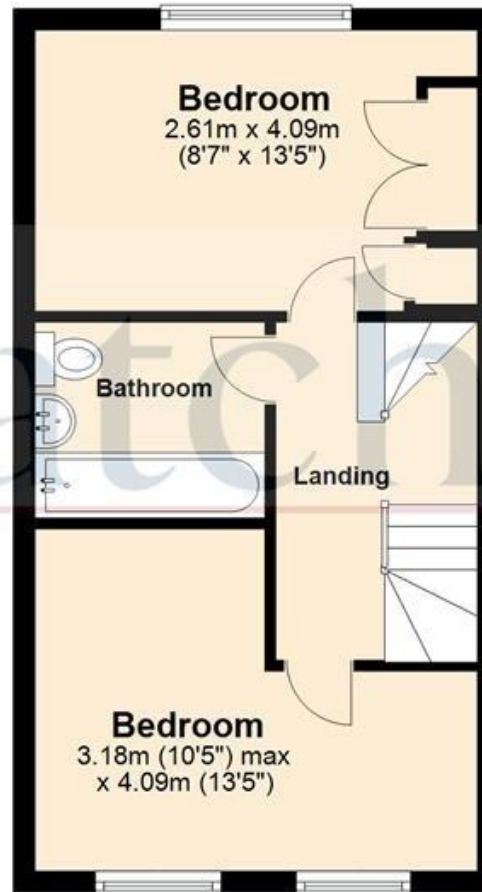
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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



Second 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.