



31 Bygrave Road, Baldock, Hertfordshire. SG7 5DD

Satchells



3 Bedroom Terraced House

£485,000 Freehold

Set in one of the most desirable central Baldock locations, is this stunning three bedroom period property. Set within strolling distance of the historic market town of Baldock with all its shops, bars and restaurants, and 5 minutes from the mainline station offering easy access to London and Cambridge. The property boasts a lovely living/diner, three great size bedrooms and a family bathroom. Outside is a larger than average rear garden and off street parking.



- Three bedrooms
- Two reception rooms
- Large garden
- Stunning condition
- Period property
- Central location
- Off street parking for two cars
- EPC rating C. Council tax band C

Ground Floor

Lounge:

Abt. 13' 6" x 12' 4" (4.11m x 3.76m) Bay sash window to front aspect, old style radiator, original wooden floorboards, log burner.

Dining Room:

Abt. 13' 6" x 10' 5" (4.11m x 3.17m) Double glazed sash window to rear aspect, old style radiator, original wooden floorboards opens to the kitchen.

Kitchen:

Abt. 11' 9" x 8' 4" (3.58m x 2.54m) Range of wall and base units, with roll top work surfaces, and sink unit. Oven and hob. plumbed for dishwasher, double glazed sash window and door to garden, tiled floor. Alcove shelving. Plumbing for washing machine in utility area.

Bathroom:

Abt. 12' 3" x 8' 4" (3.73m x 2.54m) Low level WC, wash hand basin and free standing bath with claw feet. Walk-in shower cubicle, heated towel rail, window to rear aspect. Electric underfloor heating with Amtico flooring. Floor to ceiling storage cupboard.

First Floor

Bedroom One:

Abt. 18' 0" x 11' 8" (5.49m x 3.56m) Two double glazed windows

to front aspect, old style radiators, fitted carpet, feature fire place and surround. Fitted wardrobe.

Bedroom Two:

Abt. 11' 6" x 8' 4" (3.51m x 2.54m) Double glazed window to rear aspect. Old style radiator, fitted carpet, feature fire place and surround. Fitted alcove wardrobes.

Bedroom Three:

Abt. 10' 5" x 9' 6" (3.17m x 2.90m) Double glazed window to rear aspect, radiator, fitted carpet.

Outside

Front Garden:

Off street parking for two cars.

Rear Garden:

Larger than average rear garden, with paved porcelain tiled patio, mainly laid to lawn with flower bed border. Concrete block shed with cedar cladding and power.

Additional Information

Agents Note:

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

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has

been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Mains supply

Flood risk: Not flooded in 5 years

Mobile/Phone: Good

Tenure: Freehold

Council Tax Band: C

Council tax payable: £2073

For further material information please contact the office marketing this property.

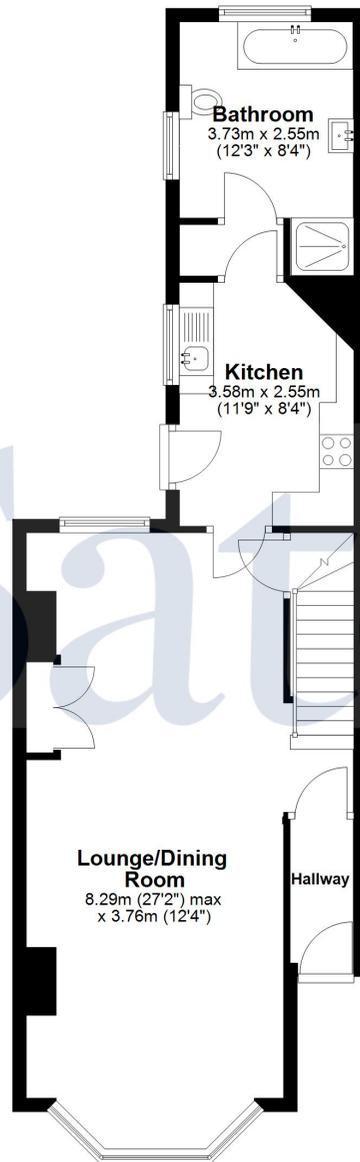




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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Ground Floor



First Floor



For illustration 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.