



3 Holroyd Crescent, Baldock, Hertfordshire. SG7 6EH





3 Bedroom End of Terrace House £450,000 Freehold

A well presented three bedroom end of terrace property, with extensions to the rear and side. The property boasts a large lounge and kitchen family room, plus a snug on the ground floor. Upstairs are three comfortable bedrooms and a family bathroom. Outside is a well presented rear garden and off street parking to the front for two cars.

- Three bedrooms
- Extended at side and rear
- Off street parking
- Double glazed
- End of terrace
- Gas central heating
- Well presented garden
- EPC rating D. Council tax band C

Ground Floor

Entrance:

Via double glazed front door.

Hall:

Doors and stairs to:

Lounge:

Abt. 15' 9" x 14' 8" (4.80m x 4.47m) Double glazed window to rear aspect. Radiator. Fitted carpet. Log burner.

Kitchen:

Abt. 17' 5" x 16' 0" (5.31m x 4.88m) Double glazed window to rear aspect. A range of fitted base units. Centre island. Plumbing for washing machine. Integral oven and extractor. Integral fridge/freezer and dishwasher. Sink and drainer unit. Two radiators. Laminate flooring.

Cloakroom:

Suite comprising low level wc and hand wash basin. Radiator. Double glazed frosted window to side aspect.

Snug:

Abt. 15' 9" x 9' 3" (4.80m x 2.82m) Double glazed window to front aspect. Radiator. Fitted carpet.

First Floor

Landing:

Doors to:

Bedroom One:

Abt. 11' 2" x 9' 5" (3.40m x 2.87m) Double glazed window to rear aspect. Fitted carpet. Radiator.

Bedroom Two:

Abt. 10' 8" x 9' 5" (3.25m x 2.87m) Double glazed window to front aspect. Fitted carpet. Radiator.

Bedroom Three:

Abt. 8' 4" x 8' 2" (2.54m x 2.49m) Double glazed window to rear aspect. Fitted carpet. Radiator.

Bathroom:

Suite comprising bath, low level wc and wash hand basin. Heated towel rail. Double glazed front window to rear aspect.

External

Front:

Off street parking for three cars.

Rear Garden:

Mainly laid to lawn. Patio area.

Agents Note:

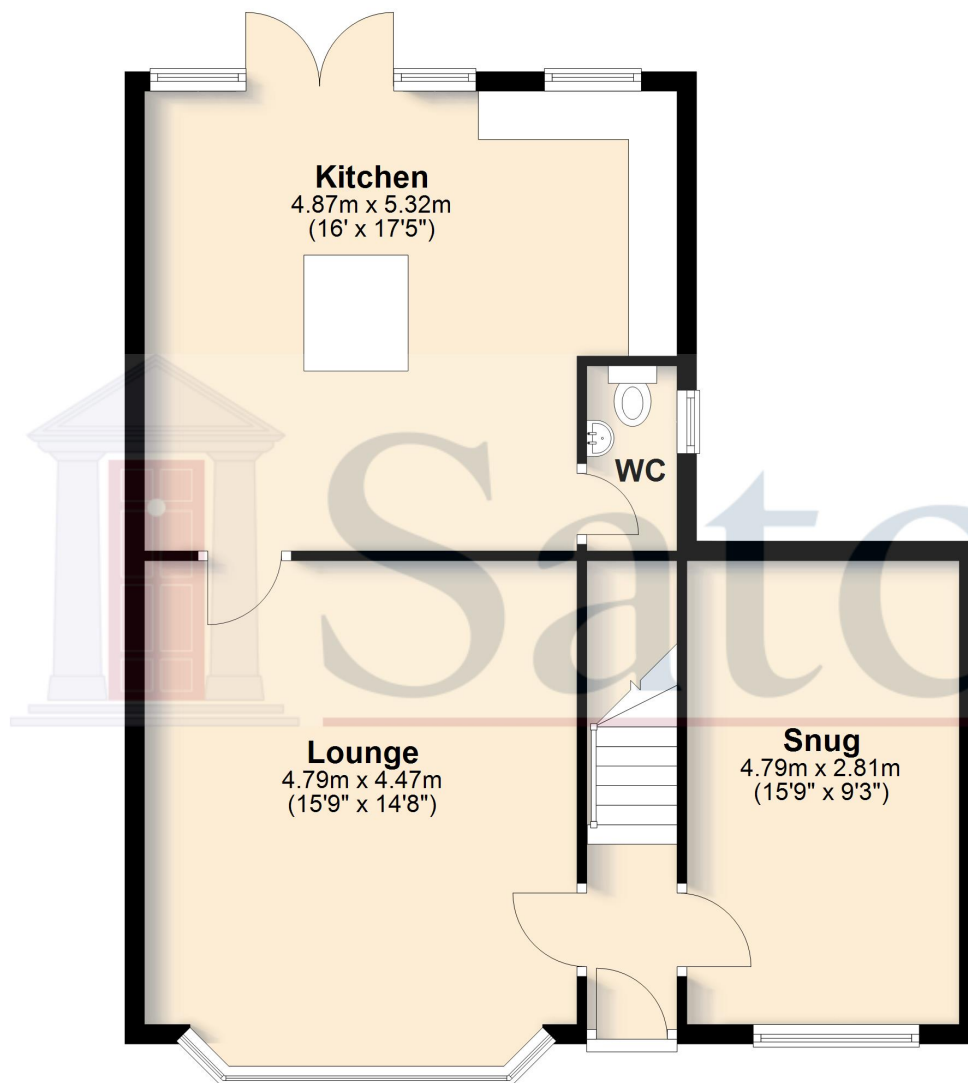
Draft particulars yet to be approved by the vendor and may be subject to change.



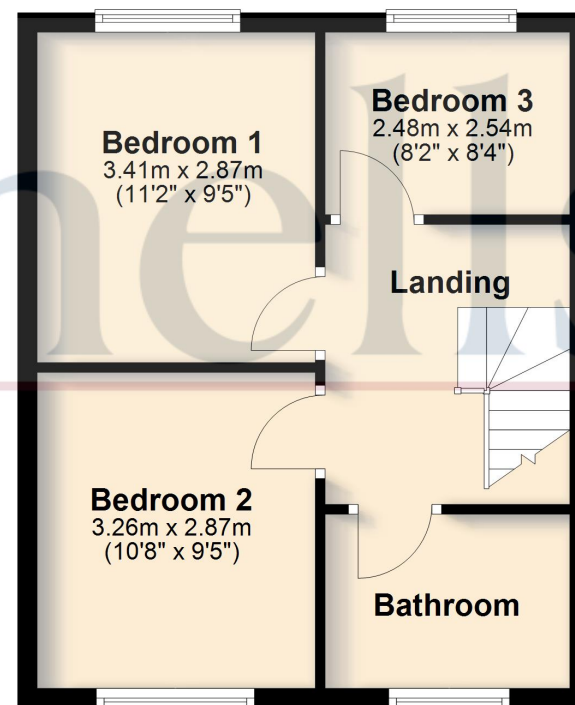


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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