



30 Pryor Road, Baldock, Hertfordshire. SG7 6LH







## 3 Bedroom Semi-Detached House

### £385,000 Freehold

A stunning example of a three bedroom semi - detached property in Baldock. This family home offers good sized living accommodation throughout with a large lounge and a good size kitchen on the ground floor. Upstairs are three bedrooms and family bathroom. Outside is a well maintained rear garden, mainly laid to lawn with a patio seating area. The property also offers a spacious driveway allowing spaces for 2/3 cars. Baldock has excellent transport links with convenient access to the AI and Baldock train station is within walking distance, offering a regular service into London Kings Cross. Early viewing is recommended.

- Three bedrooms
- Central location
- Good condition
- Spacious lounge
- Semi detached
- Large driveway
- Viewings recommended
- EPC rating C. Council tax band C

## **Ground Floor**

### **Entrance:**

Via double glazed front door.

### **Hallway:**

Doors and stairs leading to:

### **Lounge:**

Abt. 24' 0" x 11' 0" (7.32m x 3.35m) Double glazed window to front & rear aspect, sliding door to rear garden, radiator, wooden flooring.

### **Kitchen:**

Range of fitted wall and base units, stainless steel sink & drainer, double glazed window to side aspect, double glazed door leading to garden, wooden flooring.

## **First Floor**

### **Bedroom One:**

Abt. 12' 5" x 12' 0" (3.78m x 3.66m) Double glazed window to rear aspect, radiator, fitted carpets.

### **Bedroom Two:**

Abt. 12' 5" x 9' 5" (3.78m x 2.87m) Double glazed window to front aspect, radiator, fitted carpets.

### **Bedroom Three:**

Abt. 9' 0" x 6' 0" (2.74m x 1.83m) Double glazed window to front aspect, radiator, built in storage, fitted carpets.

### **Bathroom:**

Suite comprising panelled bath, low level WC and pedestal hand wash basin, radiator, Two double glazed windows to rear aspect.

### **Outside**

#### **Front Garden:**

Off street parking for 2/3 cars.

#### **Rear Garden:**

Generous size garden, mainly laid to lawn with patio seating area.

### **Agents Notes:**

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



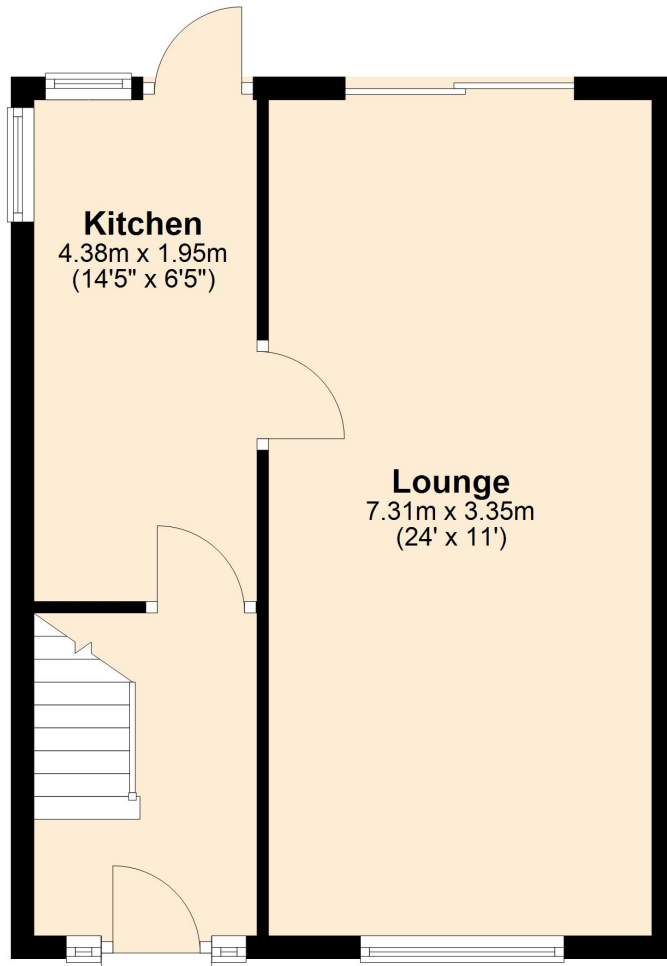




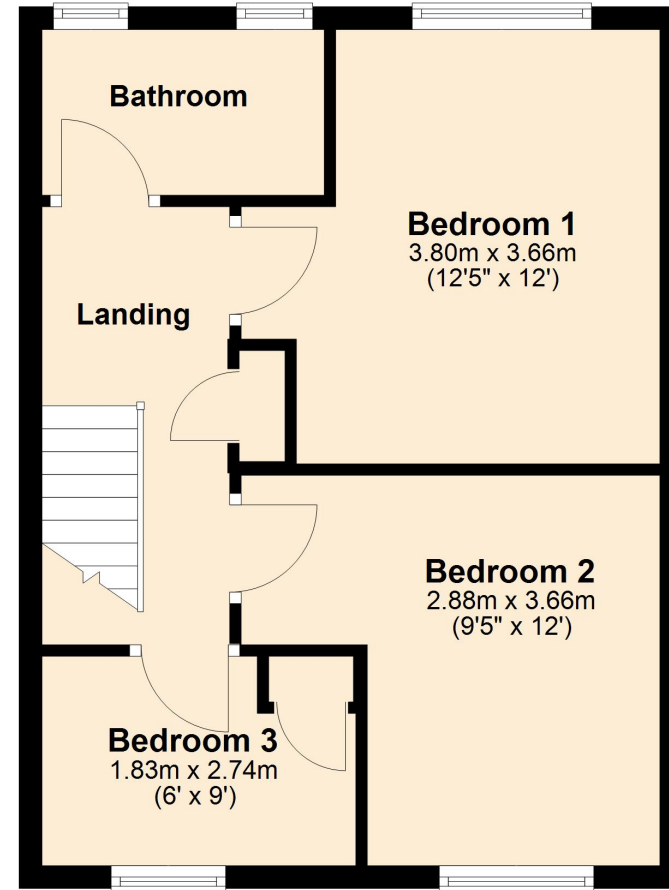
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## Ground Floor



## 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.