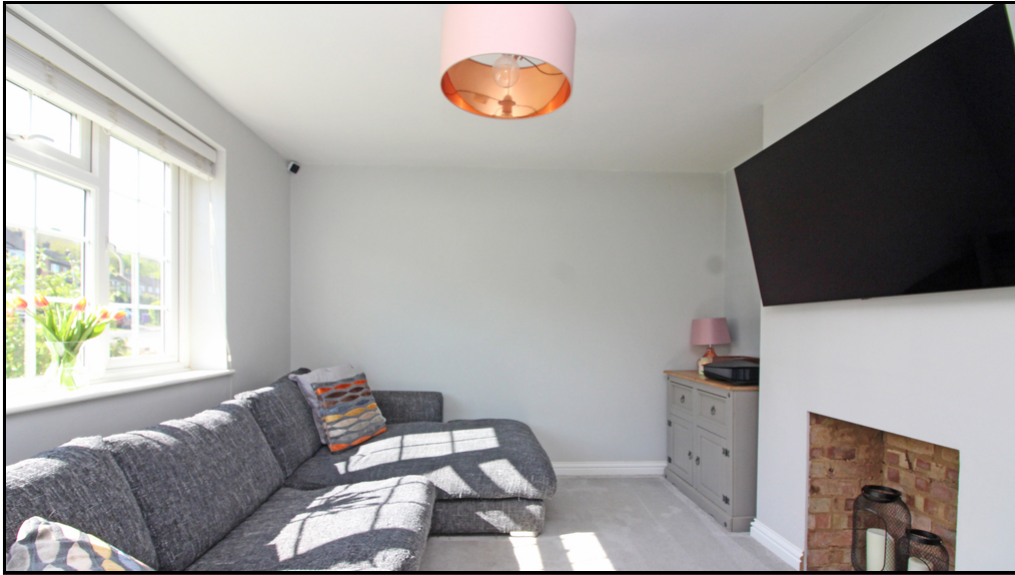




Ivel Way, Baldock, Hertfordshire. SG7 6LP







## 3 Bedroom Terraced House

**£365,000 Freehold**

A beautifully presented three bedroom property set in this popular road in the market town of Baldock. The property boasts a lounge, family room and modern kitchen on the ground floor and three really good sized bedrooms on the first floor and a stunning family bathroom. Outside is a larger than average rear garden that is mainly laid to lawn with a sun trap of a patio area.

- Three bedrooms
- Two reception rooms
- Large garden
- Beautifully presented
- Central location
- Vendor suited
- EPC rating C. Council tax band C

## Ground Floor:

### Entrance:

Entrance via front door.

### Hallway:

Laminate flooring, radiator, under stairs storage cupboard, doors and stairs to first floor.

### Lounge:

Abt: 10' 4" x 12' 7" (3.15m x 3.84m) Double glazed window to front aspect, radiator, fitted carpet.

### Dining Room:

Abt: 11' 4" x 11' 6" (3.45m x 3.51m) Double glazed window to rear aspect, radiator, fitted carpet.

### Kitchen:

Abt: 12' 1" x 7' 6" (3.68m x 2.29m) Range of wall and base units, roll top worksurfaces, oven and extractor fan, plumbing for automatic washing machine, tiled splash backs, sink and drainer unit, double glazed window and door to rear garden.

## First Floor:

### Landing:

Fitted carpet, access to loft, storage cupboard, doors to:

## Bedroom One:

Abt: 11' 3" x 13' 1" (3.43m x 3.99m) Double glazed window to front aspect, radiator, fitted carpet.

## Bedroom Two:

Abt: 13' 0" x 11' 9" (3.96m x 3.58m) Double glazed window to rear aspect, radiator, fitted carpet.

## Bedroom Three:

Abt: 7' 4" x 9' 4" (2.24m x 2.84m) Double glazed window to front aspect, radiator, fitted carpet.

## Bathroom:

Panelled bath with shower attachment hose, low level WC, wash hand basin, heated towel rail, tiled floor.

## Outside:

### Rear Garden:

Large rear garden mainly laid to lawn with raised patio area, timber and brick shed.

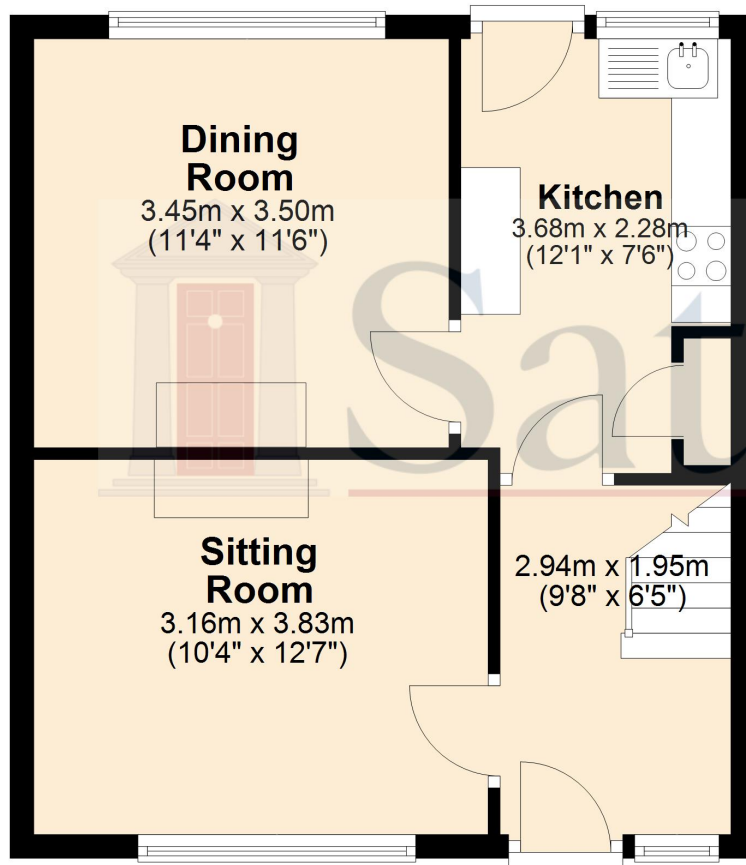
### Front:

Large front laid to lawn and flower bed border.

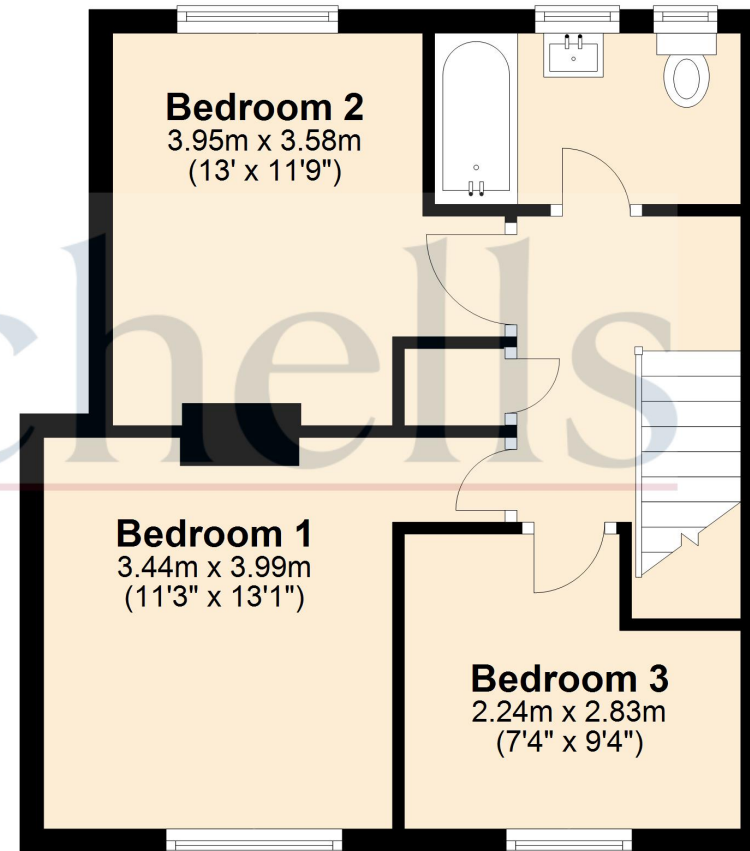


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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