



Ivel Way

BALDOCK,

Hertfordshire, SG7 6LL

Freehold - Guide Price £415,000

country
properties

A well-presented, bright and spacious three bedroom end of terrace home on a wonderful size plot backing on to a nature reserve and within walking distance to local schools, town centre amenities and transport links. This excellent home has been improved by its current owners and is perfectly serviceable as is, but offers ample scope for further extension/value adding STPP. Located on Ivel Way, Baldock the property benefits from an entrance hall, excellent size lounge/diner, kitchen and lean to store on the ground floor with three generous bedrooms and family bathroom on the first. Externally the home offers fantastic space with a garden and driveway at the front offering comfortable off road parking for 2-3 cars and an exceptionally large approx. 60ft x 45ft south easterly facing rear garden backing on to a nature reserve with external studio/summer house at the rear. A wonderful home that would suit a wide range of buyers and must be seen in person to be fully appreciated.

- Bright and spacious 3 bedroom end of terrace home
- Versatile external studio/summer house with light, electric and internet connectivity
- Off road parking for 2-3 cars
- Council Tax Band: C / EPC rating D
- Fantastic south easterly facing rear garden backing on to a nature reserve
- Sought after residential location
- New combi boiler



Accommodation

Ground Floor

Entrance Hall

8' 7" x 8' 3" (2.62m x 2.51m) Window to front aspect, radiator, stairs rising to first floor, under stairs storage cupboard, doors to:

Lounge/Diner

20' 0" x 10' 2" (6.10m x 3.10m) Window to front aspect x 2, radiator, electric feature fire, double doors to rear patio, serving hatch to kitchen.

Kitchen

10' 9" x 8' 3" (3.28m x 2.51m) Window to rear aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, integral double oven/grill with gas hob over, space for washing machine, dishwasher and fridge/freezer, door to:

Rear Lean to

11' 5" x 7' 4" (3.48m x 2.24m) Radiator, external door to side leading to shared alley to front, external door to patio, large walk in store cupboards x 2.

First Floor

Landing

Loft hatch, boiler cupboard, doors to:

Bedroom One

16' 0" x 8' 5" (4.88m x 2.57m) Window to front aspect x 2, radiator, built in wardrobes, bedside cabinets and drawers.

Bedroom Two

8' 3" x 8' 6" (2.51m x 2.59m) Window to rear aspect, radiator.

Bedroom Three

9' 7" x 7' 0" (2.92m x 2.13m) Window to rear aspect, radiator.



Bathroom

Window to rear aspect x 2, WC, wash hand basin, heated towel rail and shower cubicle.

External

Front

Driveway to front providing parking for 2-3 cars leading to the front garden which is laid to decorative rocks with plants and shrubs, access alley at side to rear with external storage cupboard.

Rear

South westerly facing rear garden measuring approx. 60ft x 45ft with wrap around patio at head, leading to lawn and shingle areas with seating areas, mature beds and borders and gated access at rear to nature reserve.

Summer House/Studio

15' 5" x 8' 8" (4.70m x 2.64m) Light, power and internet connection.



Agent's Notes

Baldock

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.

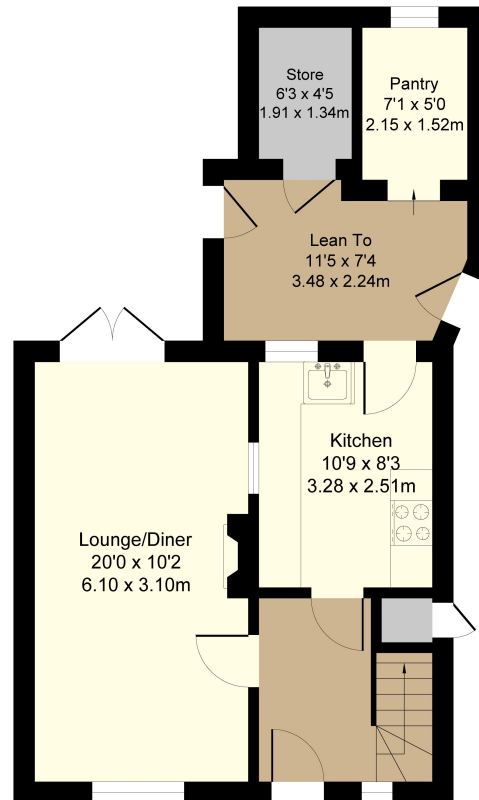




19 Ivel Way, Baldock

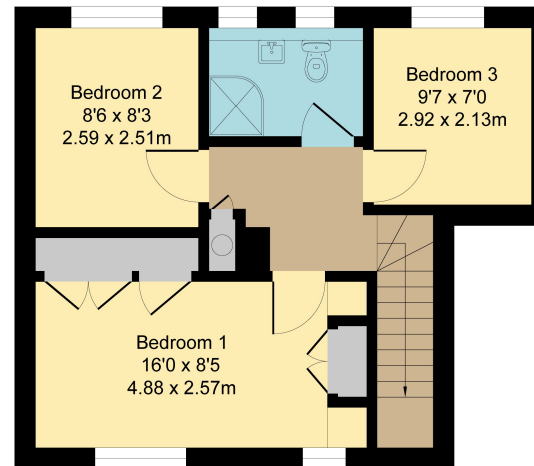
Ground Floor

Area: 52.1 m² ... 560 ft²



First Floor

Area: 38.0 m² ... 406 ft²



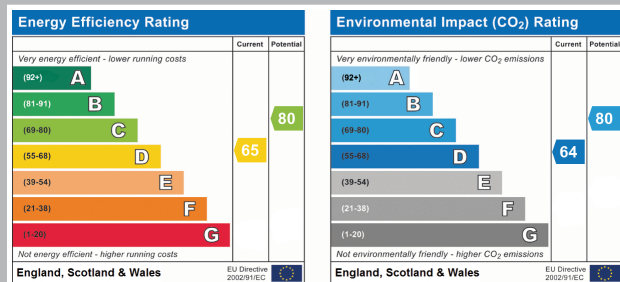
Outbuilding

Area: 12.4 m² ... 134 ft²



Total Area: 102.5 m² ... 1100 ft²

All Measurements are approximate and for display purposes only



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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