



Park Drive, Baldock, Hertfordshire. SG7 6EW

| Satchells



## 3 Bedroom Terraced House £349,995 Freehold

Satchells Estate Agents presents to market, this three bedroom mid terraced property set in the heart of Baldock offering easy access to the bustling and popular high street. Offered to the market, the property boasts a large lounge, kitchen, downstairs WC & utility area. On the first floor are three great size bedrooms and a family bathroom. The property also benefits from off street parking and garage to the rear.



- Town Centre Location
- Three Bedrooms
- Double Glazing
- Chain Free
- Private Parking
- Brilliant Size Rooms
- Viewings Highly Recommended
- EPC rating D. Council tax band C

## **Ground Floor**

### **Entrance:**

Via double glazed door.

### **Hallway:**

Doors and stairs leading to.

### **Lounge:**

Abt. 14' 0" x 12' 5" (4.27m x 3.78m) Double glazed window to front aspect, fitted carpets, fireplace, radiator.

### **Kitchen:**

Abt. 14' 0" x 8' 0" (4.27m x 2.44m) Range of fitted wall and base units, stainless steel sink and drainer, oven, hob, double glazed window to rear aspect, Lino flooring.

### **WC:**

Low level WC, hand wash basin, double glazed window to rear aspect.

## **First Floor**

### **Bedroom One:**

Abt. 11' 0" x 9' 0" (3.35m x 2.74m) Double glazed window to rear aspect, fitted wardrobes, fitted carpets, radiator.

### **Bedroom Two:**

Abt. 10' 5" x 10' 0" (3.17m x 3.05m) Double glazed window to front aspect, fitted carpets, radiator.

### **Bedroom Three:**

Abt. 8' 0" x 8' 0" (2.44m x 2.44m) Double glazed window to rear aspect, fitted carpets, radiator.

### **Bathroom:**

Low level WC, hand wash basin, walk-in wet room / shower, double glazed window to front aspect.

### **Outside**

#### **Rear Garden:**

Paved low maintenance throughout, outside storage shed/garage.

### **Additional Information**

#### **Agents Note:**

Draft particulars yet to be approved by vendor and may be 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 check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

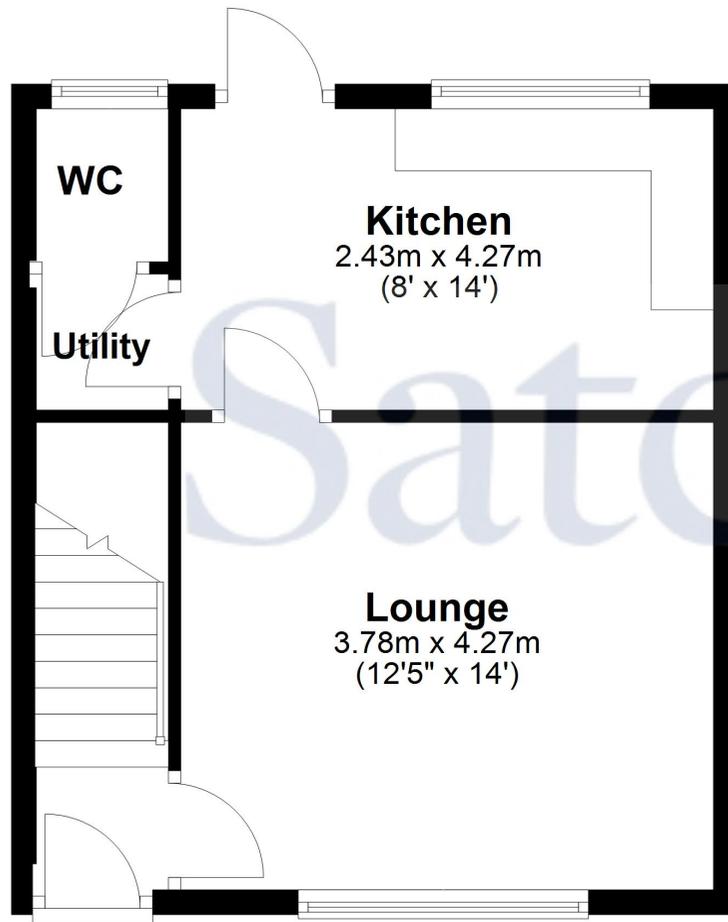




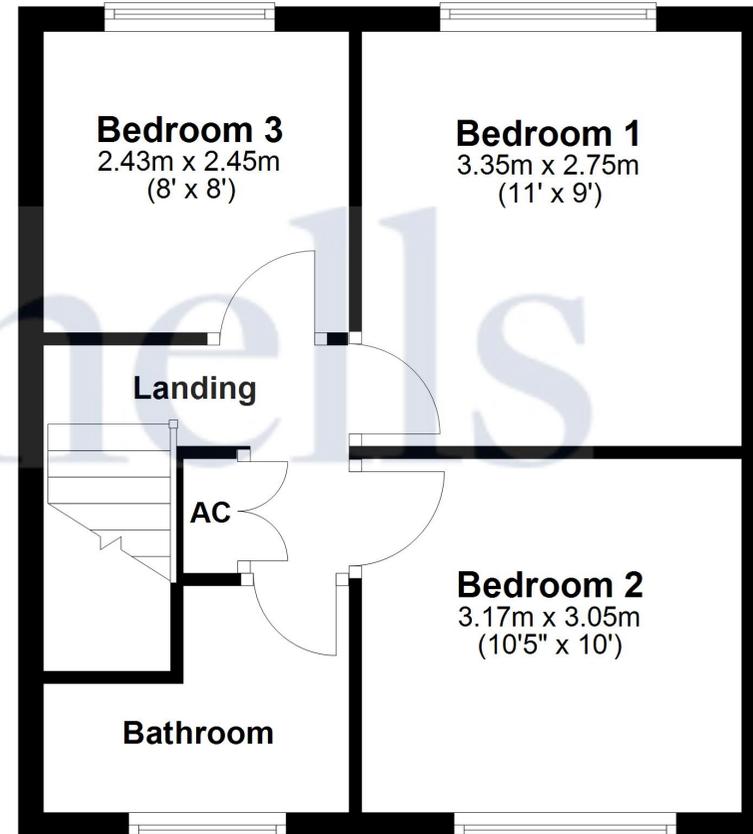
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

# Satchells

## 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.