



High Street, Hinxworth, Baldock, Hertfordshire. SG7 5HQ

| Satchells



4 Bedroom Semi-Detached House Offers In Region of £700,000 Freehold

A four bedroom semi detached property that sits on this larger than average plot, the property offers ample off street parking and is offered in good condition throughout. There is a stunning garden room at the bottom of the garden that is incredibly versatile and spacious. The property is offered to the market on a chain free basis with early viewing highly recommended.

- Four Bedrooms
- Semi Detached
- Large Garden Room
- Large Garden
- Village Location
- Off street Parking
- Chain Free
- Awaiting EPC. Council tax band C

Ground Floor

Snug:

Abt. 11' 5" x 7' 0" (3.48m x 2.13m) Double glazed window to front aspect, radiator, hard wooden flooring.

Reception:

Abt. 36' 0" x 11' 5" (10.97m x 3.48m) Double glazed windows and patio doors to garden, radiator, hard wooden flooring.

Kitchen:

Abt. 24' 0" x 10' 0" (7.32m x 3.05m) Range of fitted wall and base units with roll top work surfaces, sink and drainer unit, tiled floor plumbed for washing machine and dishwasher, double glazed windows to rear aspect.

Shower Room:

Double glazed window to side aspect, heated towel rail, panelled bath, low level WC, hand wash basin.

First Floor

Bedroom One:

Abt. 12' 5" x 11' 5" (3.78m x 3.48m) Two double glazed windows to rear aspect, fitted carpet, door to ensuite.

Ensuite:

Walk in shower cubicle, low level WC, hand wash basin.

Bedroom Two:

Abt. 13' 5" x 8' 0" (4.09m x 2.44m) Double glazed window to rear aspect, fitted carpet, radiator.



Bedroom Three:

Abt. 10' 5" x 9' 5" (3.17m x 2.87m) Double glazed window to side aspect, radiator, fitted carpet.

Bedroom Four:

Abt. 11' 5" x 8' 0" (3.48m x 2.44m) Double glazed window to front aspect, radiator, fitted carpet.

Outside

Garden Room:

Double glazed windows and doors to garden, two separate areas that include lounge bedroom and kitchen area.

Front Garden:

Ample off street parking.

Rear Garden:

Larger than average garden, mainly laid to lawn with mature flower bed borders and paved patio area.

Additional Notes

Agents Note:

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

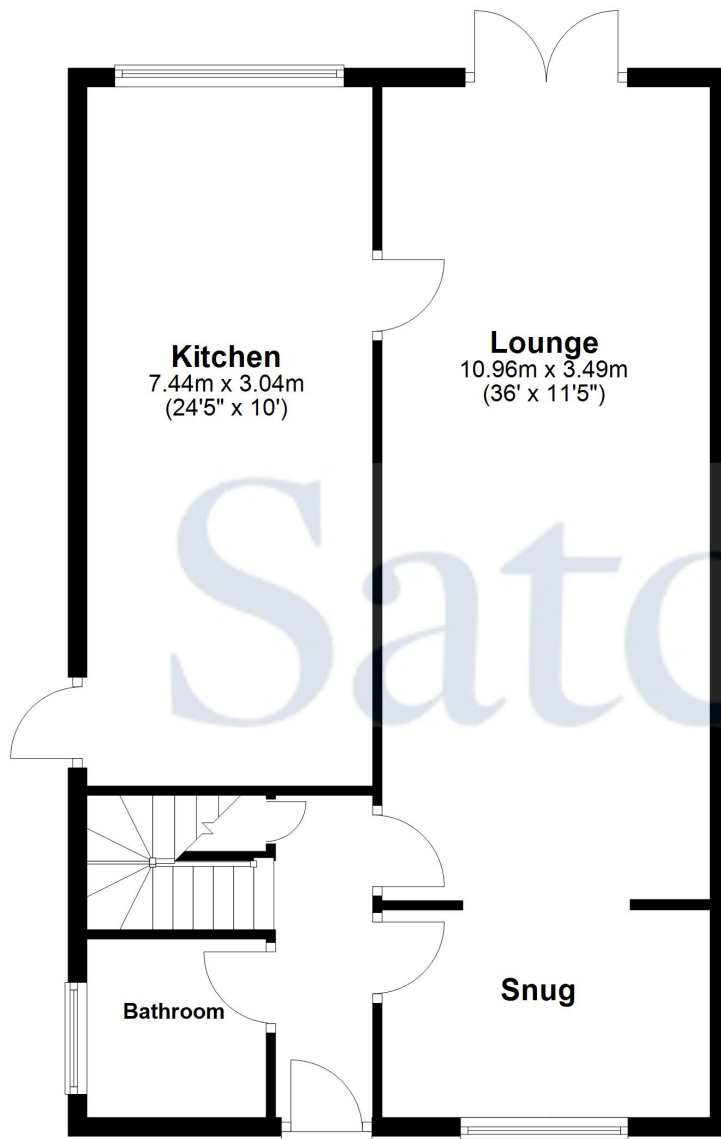
Anti-Money Laundering (AML):

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.

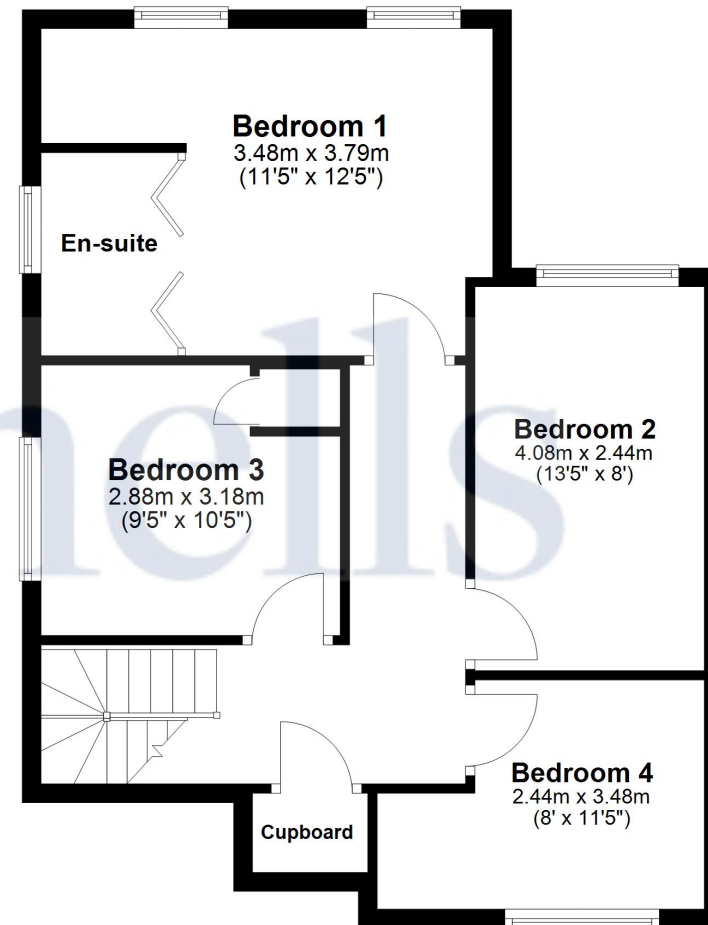
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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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.