



Ivel Way, Baldock, Hertfordshire. SG7 6LP







## 3 Bedroom End of Terrace House

### £375,000 Freehold

Satchells Estate Agents presents to the market, this great example of a three bedroom end of terrace 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 space for 2/3 cars.

- Three bedrooms
- End of terrace
- Huge potential
- Large driveway
- Popular location
- Great size garden
- Viewings highly recommended
- Chain free!
- EPC rating C. Council tax band C

**Ground Floor:****Entrance:**

Via double glazed front door.

**Hallway:**

Doors and stairs leading to:

**Lounge:**

Abt. 21' 0" x 10' 5" (6.40m x 3.17m) Two double glazed windows to front and rear aspect. Fitted carpets. Radiator.

**Kitchen:**

Abt. 11' 5" x 8' 5" (3.48m x 2.57m) Range of fitted wall and base units with stainless steel sink and drainer. Double glazed window and door to rear aspect. Tiled flooring.

**First Floor:****Bedroom One:**

Abt. 16' 0" x 9' 0" (4.88m x 2.74m) Two double glazed windows to front aspect. Fitted wardrobes. Fitted carpets. Radiator.

**Bedroom Two:**

Abt. 8' 5" x 8' 5" (2.57m x 2.57m) Double glazed window to rear aspect. Fitted carpets. Radiator.

**Bedroom Three:**

Abt. 10' 0" x 7' 0" (3.05m x 2.13m) Double glazed window to rear aspect. Fitted carpets. Radiator.

**Bathroom:**

Double glazed frosted window to rear aspect. Suite comprising panelled bath and hand wash basin.

**WC:**

Low level WC. Double glazed window to rear aspect.

**Outside:****Front Garden:**

Off street parking for 2/3 cars.

**Rear Garden:**

Great size rear garden. Mainly laid to lawn, patio seating area.

**Additional Information:****Agents Note:**

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

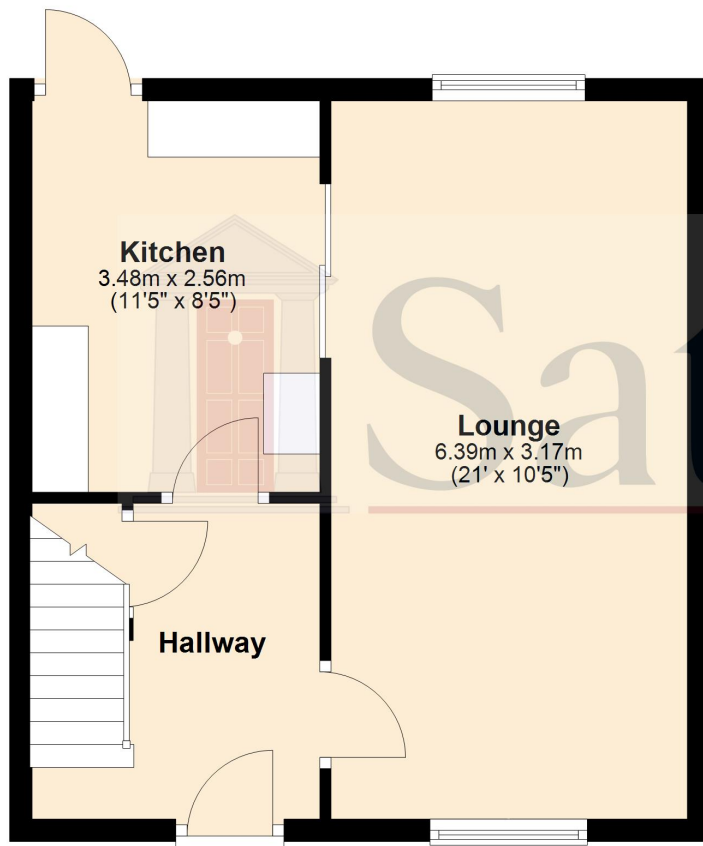




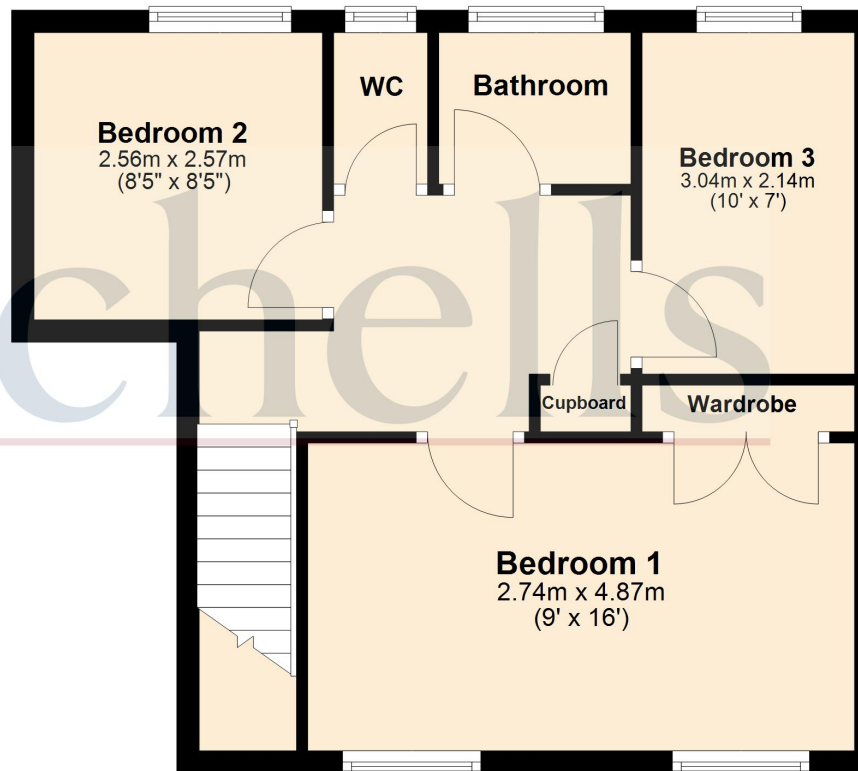


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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