



Football Close, Baldock, Hertfordshire. SG7 5AH





3 Bedroom Semi-Detached House £495,000 Freehold

Set in the heart of Baldock, just a stone's throw away from the historic Hight Street and main line station, is this charming and rarely available, three bedroom semi-detached property. This home benefits from a generous driveway with a garage to the side, with lots of scope to extend (stpp). The property is offered to the market on a chain free basis and early viewing is highly recommend.



- Three bedrooms
- Garage
- Off street parking
- Chain free
- Semi-detached
- Stunning location
- Two receptions
- Awaiting EPC. Council tax band C.

Ground Floor:

Lounge:

Abt. 26' 0" x 12' 0" (7.92m x 3.66m) Double glazed window to front aspect. Fitted carpet. Gas fire.

Kitchen:

Abt. 9' 0" x 7' 5" (2.74m x 2.26m) Range of wall and base units. Stainless steel sink and drainer. Half tiled splash backs. Double glazed window to rear.

Conservatory:

Abt. 18' 0" x 9' 0" (5.49m x 2.74m) Windows to all aspects. Door to garden.

Cloakroom:

Suite comprising low level WC and hand wash basin.

First Floor:

Bedroom One:

Abt. 13' 0" x 10' 0" (3.96m x 3.05m) Double glazed window to front aspect. Radiator. Fitted carpet.

Bedroom Two:

Abt. 11' 0" x 10' 5" (3.35m x 3.17m) Double glazed window to rear aspect. Fitted carpet.

Bedroom Three:

Abt. 8' 0" x 7' 5" (2.44m x 2.26m) Double glazed window to front aspect. Radiator. Fitted carpet.

Bathroom:

Suite comprising low level WC, panelled bath and hand wash basin. Double glazed window to rear aspect.

Outside:

Front Garden:

Off street parking for currently one car.

Rear Garden:

Mainly laid to lawn with paved patio area.

Garage:

Abt. 18' 0" x 11' 5" (5.49m x 3.48m) Large garage with up and over door and electric power.

Additional Information:

Agents Note:

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

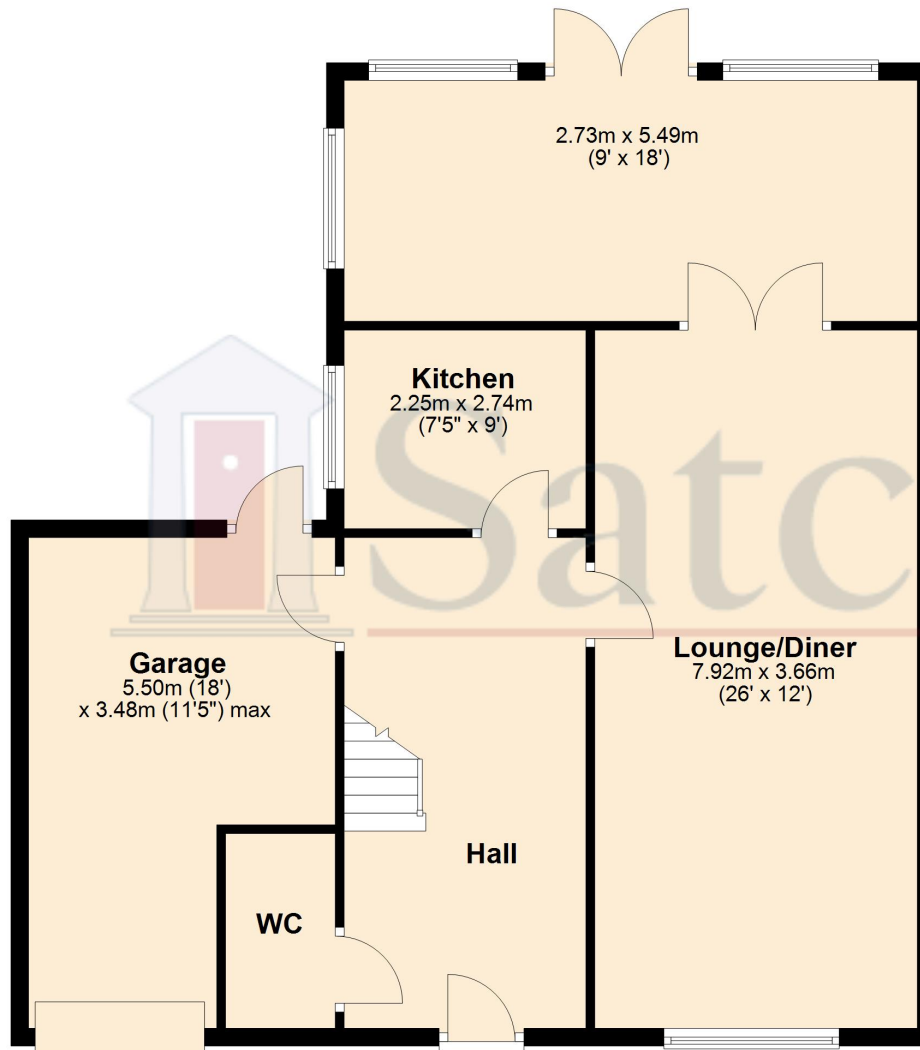




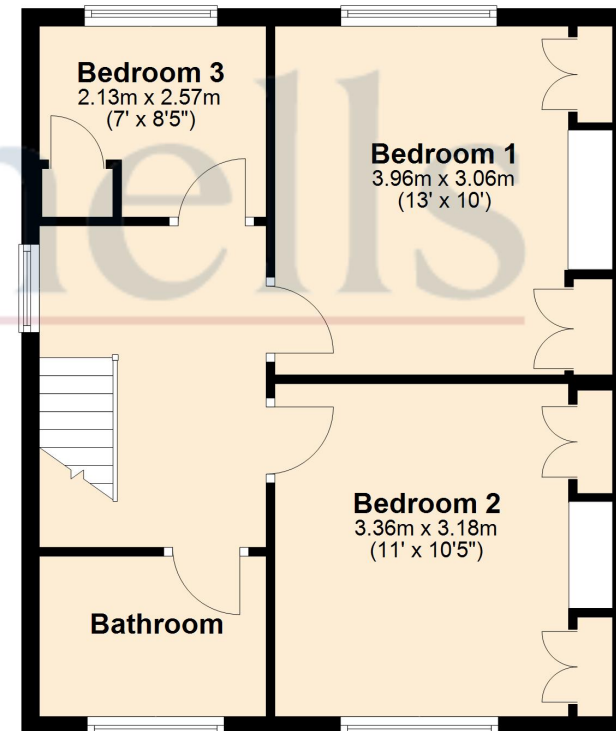
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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