



35, The Twitchell
Baldock,
Hertfordshire, SG7 6DW
Freehold - Guide Price **£400,000**

country
properties

A particularly light & spacious, centrally located 3 bedroom mid terrace town house in need of some light cosmetic modernisation. Located in The Twitchell, central Baldock within a very short walking distance to all town centre amenities, local schools and transport links this fantastic home offers a study/garden room on the ground floor with a very good size kitchen/diner, lounge and cloakroom on the first, on the second floor is 3 large bedrooms and a family bathroom. Externally the home offers a private rear garden and integral garage with parking. Offered to the market chain free and move in ready, yet with ample scope for further value adding & extensions STPP this excellent home must be viewed in person for the light, and spaciousness on offer to be fully appreciated.

- Chain Free
- Particularly light & spacious throughout
- 3 good size bedrooms
- Attractive rear garden
- Integral garage
- Central location
- Council Tax band C
- EPC rating C

Accommodation

Entrance Porch

Sliding door to:

Entrance Hallway

Radiator, under stairs storage cupboard, Stairs to first floor, external door to garden, door to:

Study/Garden Room

9' 0" x 6' 2" (2.74m x 1.88m)
Radiator, sliding door to rear garden, internal door to garage

First Floor

Landing

doors to:

Cloakroom

Window to the front aspect, radiator, WC, wash hand basin.

Kitchen/Diner

13' 3" x 11' 9" (4.04m x 3.58m)
Radiator, three windows to the front aspect, range of wall mounted and base level units with work surface over and inset double sink with drainer. Integral double oven/grill, ceramic hob with extractor over, space for fridge/freezer and serving hatch to lounge.

Lounge

16' 0" x 12' 9" (4.88m x 3.89m)
Two windows to the rear aspect, radiator, stairs to second floor.



Second Floor

Landing

Loft hatch, doors to:

Bedroom One

11' 6" x 9' 4" (3.51m x 2.84m)

Window to the front aspect, radiator.

Bedroom Two

14' 2" max x 9' 4" (4.32m x 2.84m)

Window to the rear aspect, radiator, built in wardrobes.

Bedroom Three

11' 3" x 6' 4" (3.43m x 1.93m)

Window to the rear aspect, radiator, built in storage cupboard.

Bathroom

Radiator, two windows to the front aspect, WC, wash hand basin, bath with shower attachment.

External

Front

Allocated parking leading to integral garage.

Garage

19' 6" x 9' 1" (5.94m x 2.77m)

Radiator, wall mounted boiler, up and over door to front, internal pedestrian door to rear.

Rear

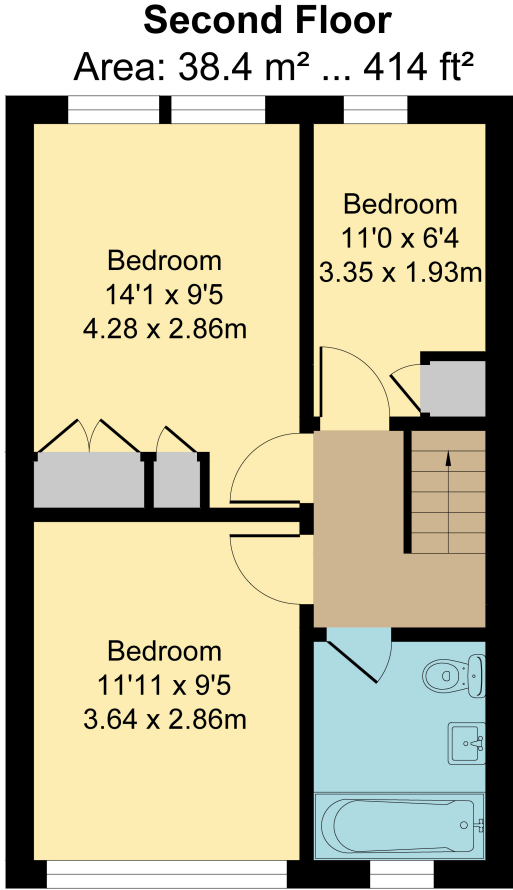
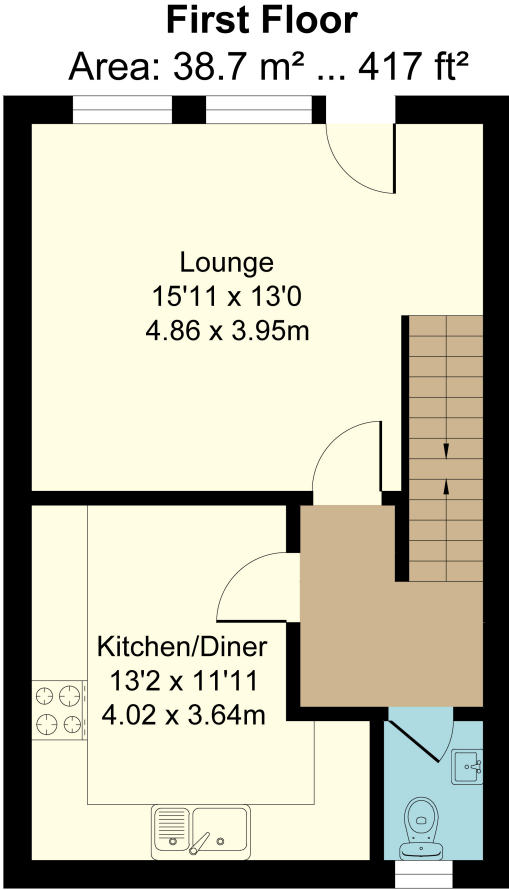
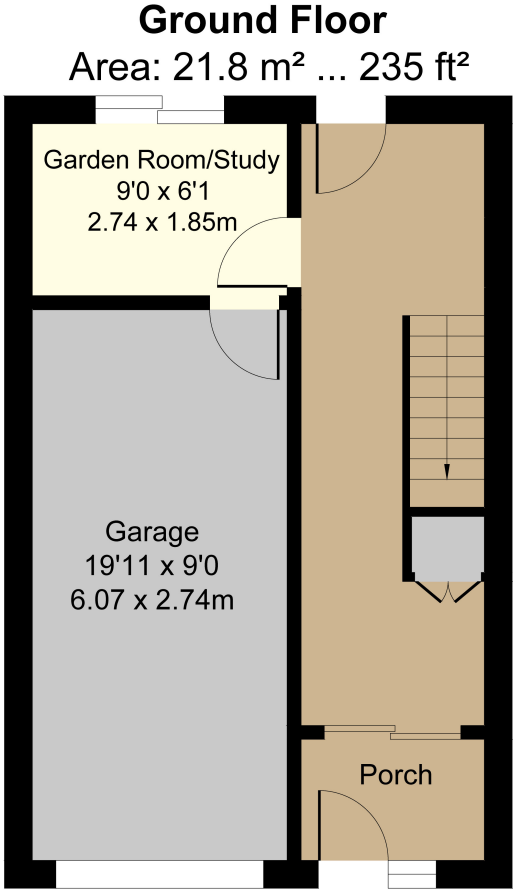
Patio area leading to rear garden laid to lawn approx. 36ft in length with mature beds & borders.

Gated access to pathway at rear.

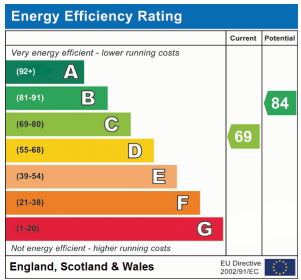




35 The Twitchell, Baldock



Total Area: 98.9 m² ... 1066 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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

country
properties