



Mill Street, Ashwell, Baldock, Hertfordshire. SG7 5LY

Satchells



3 Bedroom End of Terrace House Offers in Region of £675,000 Freehold

Satchells Estate Agents proudly present this charming three-bedroom end of terrace property, offering a wonderful opportunity to acquire a characterful home in the highly sought-after village of Ashwell. Thoughtfully extended at the rear, the property provides well proportioned living space whilst retaining its inherent charm and character throughout. Presented in lovely condition, this delightful home combines traditional appeal with modern convenience, perfectly positioned to enjoy the best of countryside living whilst remaining within easy reach of local amenities. The picturesque village of Ashwell, with its rich history, excellent community spirit, and beautiful rural surroundings, offers an idyllic setting for families and professionals alike, providing the perfect balance of tranquil village life with excellent transport links to London and Cambridge.

- Character features throughout
- Presented in lovely condition
- Close to local amenities
- Beautiful village location
- Three double bedrooms
- Excellent transport links
- Side tunnel access
- End of terrace
- Extended
- EPC rating D. Council tax band E

Ground Floor

Entrance:

Via double glazed front door.

Reception Room:

Abt. 13' 1" x 9' 1" (3.99m x 2.77m) Double glazed sash window to front aspect. Fireplace. Fitted carpets. Radiator.

Hallway:

Shoes and coats cupboard. Under stairs storage cupboard. Door to lounge and shower/wet room.

Lounge:

Abt. 18' 6" x 11' 9" (5.64m x 3.58m) Four double glazed sash windows to either side. Two radiators. Stairs to the first floor. Fitted carpets. Sliding door to:

Kitchen/Diner:

Abt. 28' 1" x 10' 7" (8.56m x 3.23m) Four velux style windows to side aspect. Range of wall mounted and base level units with marble work surface over. Inset sink with drainer. Integral dishwasher, fridge/freezer, washing machine and tumble dryer. Double oven with microwave and grill, induction hob with extractor over. Built in seating with storage under. Tiled flooring. External door to the side aspect. French doors onto the rear garden.

Shower/Wet Room:

Suite comprising low level WC, hand wash basin and shower with screen and fully tiled splashbacks. Heated towel rail.

First Floor

Landing:

Velux style window to the side aspect. Radiator. Built in storage cupboards. Doors to:

Bedroom One:

Abt. 11' 9" x 10' 8" (3.58m x 3.25m) Double glazed sash window to front aspect. Fitted carpets. Walk-in wardrobe. Built-in storage cupboards. Radiator.

Bedroom Two:

Abt. 12' 5" x 12' 5" (3.78m x 3.78m) Double glazed sash window to the side aspect. Velux style window to the side aspect. Built-in wardrobes. Fitted carpets. Two radiators.

Bedroom Three:

Double glazed sash window to front aspect, window to rear aspect, fitted carpets, radiator.

Bathroom:

Frosted double glazed sash window with side aspect. Suite comprising low level WC, wash hand basin and bath with shower attachment and screen. Heated towel rail. Tiled walls and flooring.

Outside

Rear Garden:

Walled rear garden, laid to lawn measuring approx. 38ft x 20ft with shingled seating/BBQ areas and timber storage shed. Secure gated side access with pathway leading to the front and sheltered storage at the head.

Additional Information

Agents Note:

Draft particulars yet to be approved by the 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 and

sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

- Water: Main supply
- Electric: Main supply
- Drainage: Main supply
- Flood risk: TBC
- Mobile/Phone: Good
- Tenure: Freehold

Council Tax Band: E
Council tax payable: TBC

For further material information please contact the office marketing this property.





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



Kitchen/Diner
8.56m x 3.22m
(28'1" x 10'7")

Living Room
5.64m x 3.58m
(18'6" x 11'9")

Office/Snug
2.77m x 3.99m
(9'1" x 13'1")

First Floor



Bedroom 2
3.79m x 3.78m
(12'5" x 12'5")

Bathroom

Bedroom 1
3.59m x 3.25m
(11'9" x 10'8")

Bedroom 3
5.19m x 1.90m
(17' x 6'3")

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.