



3, Chauncy Gardens

Baldock,
Hertfordshire, SG7 6SZ
Freehold- OIEO £365,000

country
properties

A well presented 2 bedroom end terrace home offered to the market chain free with larger than usual rear garden and a fantastic detached garden studio/home office! Located in Chauncy Gardens, Baldock and benefitting from a garage and off road parking, this excellent home offers particularly versatile accommodation.

- Chain free!
- Popular residential location
- Well presented throughout
- Single garage and driveway
- Fully insulated and air conditioned detached garden studio
- Larger than usual rear garden
- Council Tax Band C
- EPC Rating C

Accommodation

Entrance Porch

Storage cupboard, window to the side aspect, glazed panel door to:

Lounge/Diner

15' 7" x 12' 5" (4.75m x 3.78m)
Window to the front aspect, radiator, stairs to the first floor, door to:

Kitchen

12' 4" x 7' 4" (3.76m x 2.24m)
Window to the rear aspect, radiator, range of wall mounted and base level units with work surface over, inset sink with drainer, space for a washing machine, fridge/freezer, cooker, wall mounted gas boiler, external door to the rear.

First Floor

Landing

Radiator, window to the side aspect, doors to:

Bedroom One

12' 4" x 8' 2" (3.76m x 2.49m)
Two window to the front aspect, radiator, loft hatch.



Bedroom Two

12' 5" x 7' 3" (3.78m x 2.21m)

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

Shower Room

WC, wash hand basin, heated towel rail, shower cubicle.

External

Front

Small front garden laid to lawn with 1 car driveway leading to the single garage to the side, gated access at side to the rear.

Rear

Rear garden laid to lawn measuring approx 30ft x 26ft - shingle seating area at the head of the garden leading to the garden office/studio at rear. Pedestrian access to the garage, gated access to the front of the property.

Garden Office/Studio

19' 6" x 11' 4" (5.94m x 3.45m)

Fully insulated and air conditioned unit with bi-folding doors onto the garden, multiple sockets, internet points and a door to:

Shower Room

Window to the side aspect, WC, wash hand basin, shower cubicle with power shower.

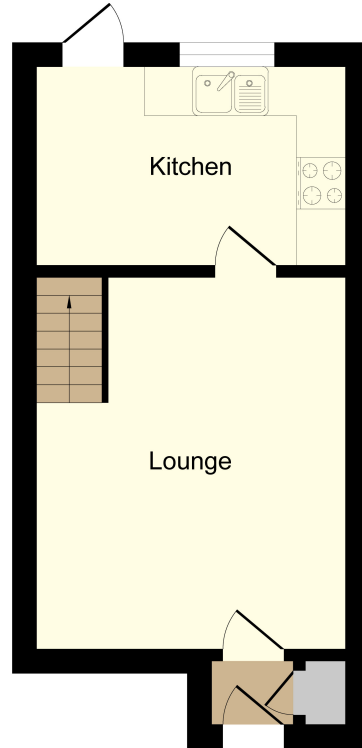




3 Chauncy Gardens, Baldock

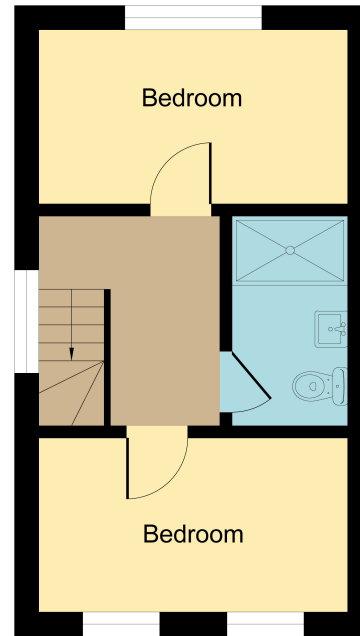
Ground Floor

Area: 28.4 m² ... 306 ft²



First Floor

Area: 27.0 m² ... 291 ft²



Total Area: 55.4 m² ... 597 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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