



# 2, Elmwood Avenue

Baldock,  
Hertfordshire, SG7 6JU  
Freehold £375,000

country  
properties



We are pleased to present this 3 bedroom semi-detached home to the market in Elmwood Avenue, Baldock. This property is in need of cosmetic refurbishment throughout has great potential for future alterations (STPP). This home would make the perfect purchase for a first time buyer, investor or anyone looking to add value to a property. Comprising of entrance hallway, bathroom, kitchen, lounge and conservatory on the ground floor, with WC and 3 good sized bedrooms on the second floor. Externally, Elmwood Avenue includes a 3/4 car driveway, side access and private gardens to both the front and rear.

- CHAIN FREE
- Semi-detached home
- 3/4 Car driveway
- Scope for development (STPP)
- Conservatory
- Front & rear gardens
- Council Tax band C
- EPC rating E

## Accommodation

### Hallway

9' 2" x 4' 3" (2.79m x 1.30m)

Laminate flooring, built in storage cupboard, stairs leading to the first floor accommodation, radiator, access to the kitchen and bathroom.

### Kitchen

11' 4" x 10' 8" (3.45m x 3.25m)

Double glazed window to the rear aspect, double radiator, tiled flooring, range of wall mounted and base level units with work surface over, integral oven and hob, space for a washing machine and dishwasher, partially tiled walls, door leading onto the garden patio at rear.

### Lounge

16' 3" x 11' 0" (4.95m x 3.35m)

Double glazed window to the front aspect, exposed wooden floorboards, fireplace, double radiator, French door into the conservatory.

### Bathroom

6' 4" x 5' 2" (1.93m x 1.57m)

Double glazed window to the side aspect, tiled flooring, wash hand basin, WC, bath with shower attached, heated towel rail.



## Conservatory

11' 1" x 9' 2" (3.38m x 2.79m)

Double glazed windows, tiled flooring, French door onto rear garden.

## First Floor

### Bedroom One

15' 10" x 9' 6" (4.83m x 2.90m)

Double glazed window to the rear aspect, airing cupboard, double radiator, exposed floorboards.

### Bedroom Two

8' 5" x 15' 11" (2.57m x 4.85m)

Double glazed windows to the front and side aspect, exposed floorboards, double radiator.

### Bedroom Three

8' 5" x 7' 8" (2.57m x 2.34m)

Double glazed window to the rear aspect, radiator, exposed floor boards.

## WC

8' 6" x 2' 7" (2.59m x 0.79m)

Double glazed window to the rear aspect, vinyl flooring, wash hand basin, WC, heated towel rail.

## External

### Rear

Mainly laid to lawn with patio area and shed.

### Front

Driveway with parking for 3 cars, mature front garden with shrubs, bin shed.





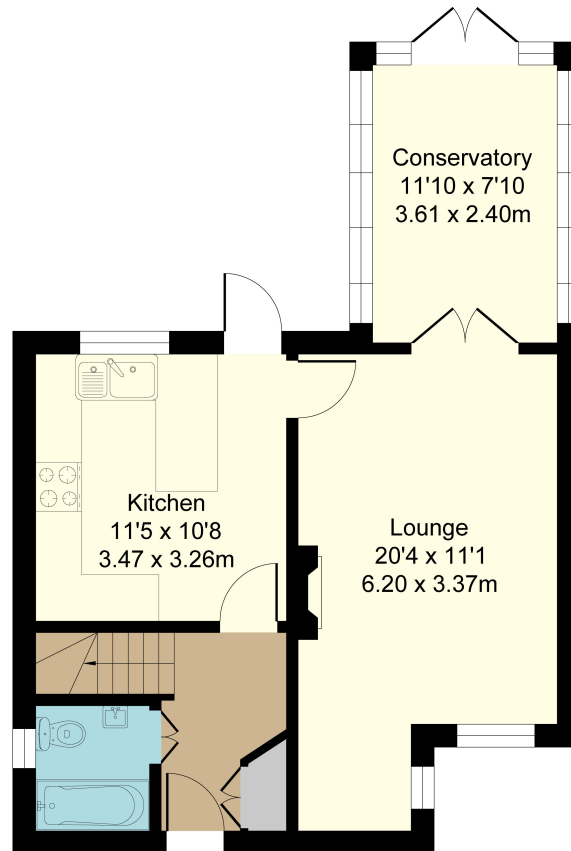




## 2 Elmwood Avenue, Baldock

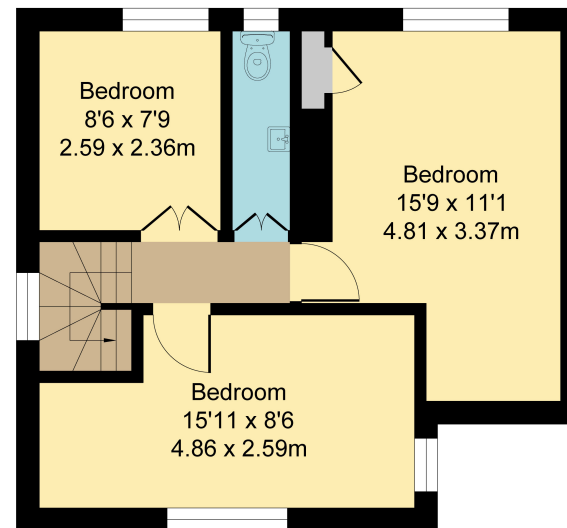
### Ground Floor

Area: 47.9 m<sup>2</sup> ... 516 ft<sup>2</sup>



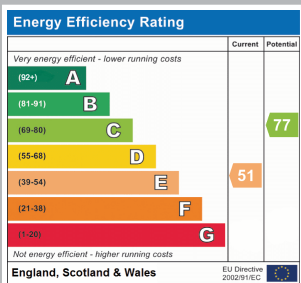
### First Floor

Area: 39.6 m<sup>2</sup> ... 426 ft<sup>2</sup>



Total Area: 87.5 m<sup>2</sup> ... 942 ft<sup>2</sup>

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

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