



Pryor Road, Baldock, Hertfordshire. SG7 6LJ





3 Bedroom Semi-Detached House

£450,000 Freehold

Satchells Estate Agents presents this great size three bedroom property set in this popular part of Baldock, a 1 minute walk from Weston Hills Local Nature Reserve. The property boasts an open plan kitchen/dining room, a good sized lounge, conservatory and shower room with separate toilet on the ground floor. The first floor offers three well proportioned bedrooms alongside a newly fitted modern family bathroom. The rear garden is a great size and offers mature trees and plants, a large deck for seating and an outside cabin/office with power. Viewings highly recommended!

- Three bedrooms
- Open plan kitchen
- Brilliant size rooms
- Extended
- Ideal cul-de-sac location
- Good condition
- Viewings highly recommended
- EPC rating C. Council tax band C

Ground Floor

Entrance:

Via double glazed front door.

Hall:

Doors and stairs leading to:

Lounge:

Abt. 13' 0" x 11' 0" (3.96m x 3.35m) Double glazed window to front aspect. Wooden flooring. Radiator.

Open Plan Kitchen/Diner:

Abt. 20' 0" x 12' 5" (6.10m x 3.78m) Double glazed windows and doors to rear aspect. Range of fitted wall and base units. Sink and drainer. Integral oven, hob and extractor fan. Breakfast bar. Tiled and wooden flooring. Radiator.

Conservatory:

Double glazed windows and doors to rear aspect, Insulated roof, Wooden flooring. Radiator.

WC:

Double glazed window to front aspect. Low level wc and wash hand basin.

Shower Room:

Double glazed window to side aspect, Plumbing for washing machine, Houses combi-boiler, Shower cubicle.

First Floor

Bedroom One:

Abt. 13' 0" x 12' 0" (3.96m x 3.66m) Double glazed window to front aspect. Wooden flooring. Radiator.

Bedroom Two:

Abt. 11' 0" x 9' 5" (3.35m x 2.87m) Double glazed window to rear aspect. Wooden flooring. Radiator.

Bedroom Three:

Abt. 9' 5" x 7' 5" (2.87m x 2.26m) Double glazed window to front aspect. Fitted carpets. Radiator.

Bathroom:

Double glazed window to rear aspect. Suite comprising bath, low level wc and hand wash basin. Heated towel rail.

Outside

Front Garden:

Driveway for two cars.

Rear Garden:

Mainly laid to lawn. Patio and decking seating area. Outside office space with power.

Agents Note:

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

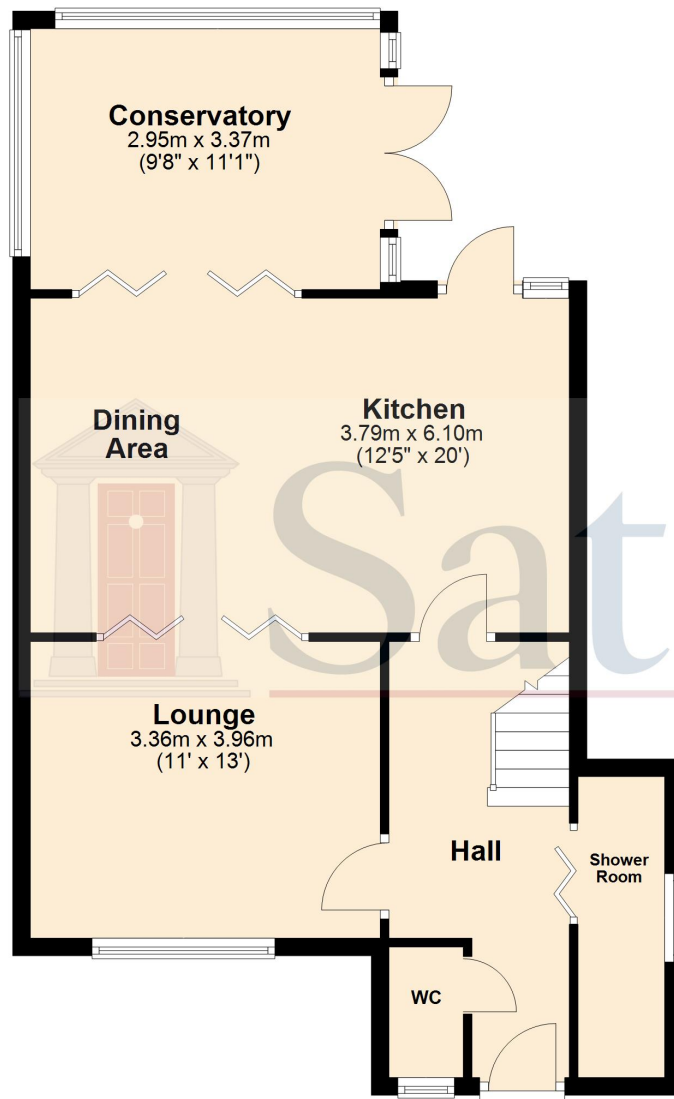




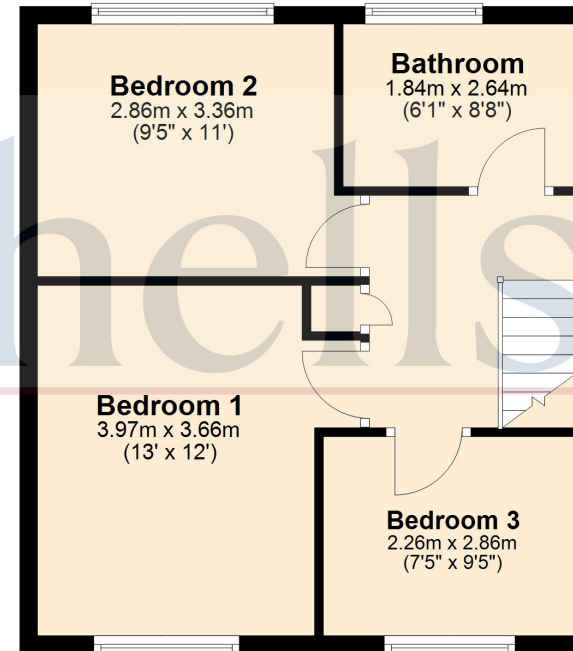
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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