



3 Seven Roe's Malting, Park Street, Baldock SG7 6YJ





3 Bedroom Terraced House

O.I.E.O £525,000 Freehold

Satchells Estate Agents presents to market this brilliant size three bedroom property set in one of Baldock's most prestigious roads. The converted maltings, located in the heart of the historic market town of Baldock, offering easy access to the bustling high street and walking distance to the train station. The property boasts a large lounge and kitchen plus a conservatory, with a cloakroom making up the ground floor. Upstairs are three great sized bedrooms with an en-suite to the principal, whilst outside is a stunning walled rear garden, garage and private parking. The property sale will be chain free, viewings highly recommended!

- Converted maltings
- Three bedrooms
- Private development
- Town centre location
- Brilliant size room's
- Desirable location
- Easy access to station
- Garage
- Chain free
- EPC rating C. Council tax band E

Ground Floor

Entrance:

Via double glazed front door.

Hallway:

Radiator, tiled floor, two storage cupboards, doors & stairs to:

Lounge:

Abt. 20' 5" x 14' 5" (6.22m x 4.39m) Double glazed windows and doors to rear aspect, two radiators, fitted carpets, fireplace.

Kitchen:

Abt. 12' 5" x 10' 0" (3.78m x 3.05m) Double glazed window to front aspect, range of fitted wall and base units with roll top work surfaces. Stainless steel sink & drainer. Integrated oven & microwave, electric hob with extractor hood over. Plumbing for dishwasher and washing machine, tiled floor, radiator.

Cloakroom:

Suite comprising low level WC and pedestal wash hand basin, radiator, tiled floor. Double glazed window to front aspect.

First Floor

Landing:

Fitted carpet, storage cupboard, doors to:

Bedroom One:

Abt. 12' 0" x 10' 0" (3.66m x 3.05m) Double glazed window to front aspect, built-in wardrobes, fitted carpets, radiator.

Ensuite:

Suite comprising low level WC and pedestal wash hand basin, shower cubicle, double glazed windows to front aspect.

Bedroom Two:

12' 5" x 9' 0" (3.78m x 2.74m) Double glazed window to rear aspect, built-in storage cupboard, fitted carpets, radiator.

Bedroom Three:

Abt. 11' 5" x 10' 0" (3.48m x 3.05m) Double glazed window to rear aspect, fitted carpets, radiator.

Family Bathroom:

Suite comprising low level WC, pedestal wash hand basin & panelled bath, radiator.

Outside**Rear Garden:**

Walled courtyard garden, paved with flowerbeds.

Garage & Private Parking**Agents Note:**

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

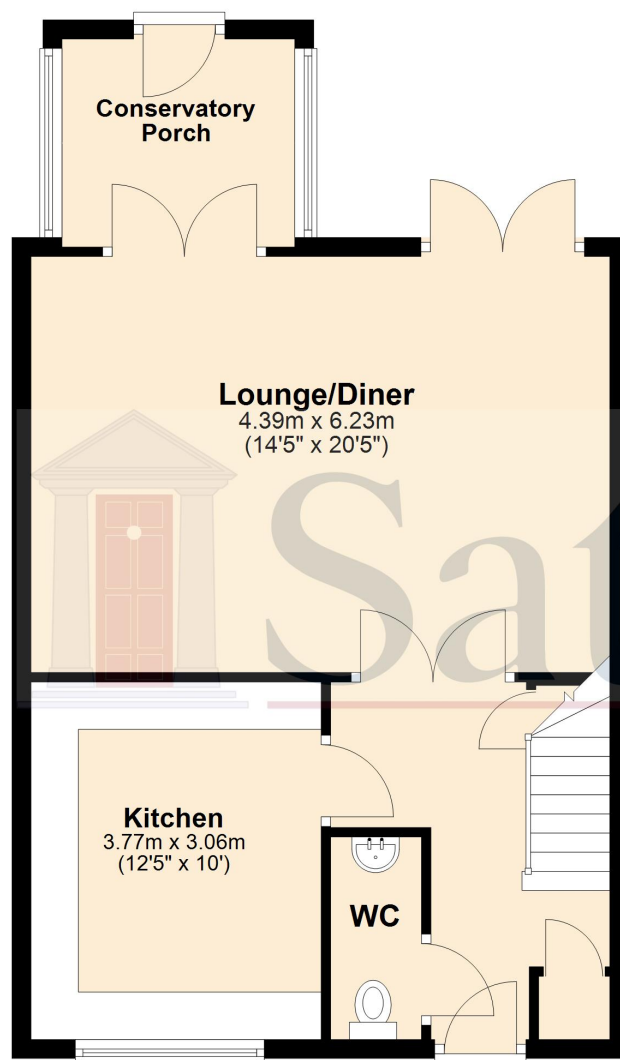




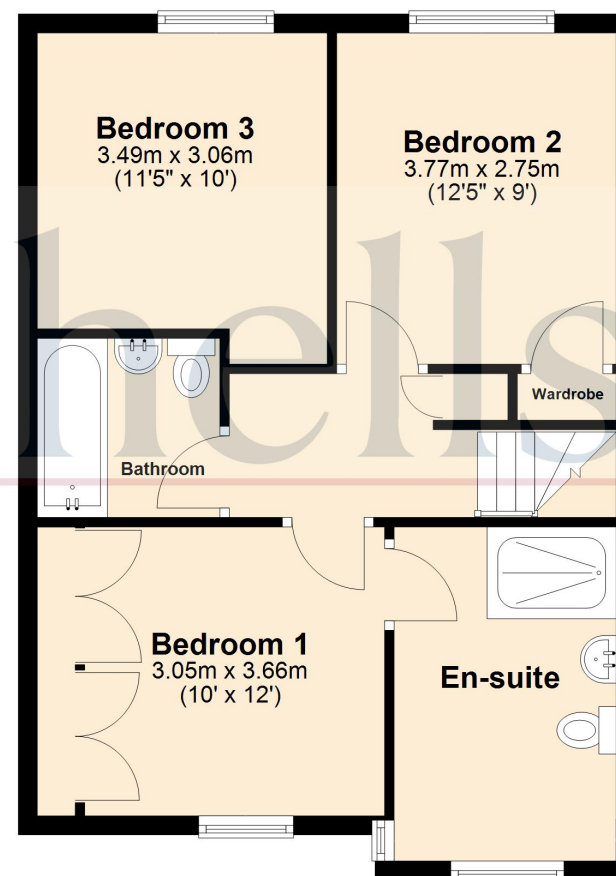
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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