



22, Ivel Way

Baldock,
Hertfordshire, SG7 6LP
Freehold £350,000

country
properties

A very well maintained and surprisingly spacious three-bedroom mid terrace home in need of cosmetic modernisation. This fantastic home located on Ivel Way, Baldock offers 3 reception rooms, a downstairs WC, 3 good size bedrooms including two very large doubles and an approx. 50ft rear garden. A wonderful opportunity to create your dream home!

- In need of some cosmetic modernisation
- 3 Good size bedrooms (2 large doubles)
- 3 Reception rooms
- Wonderful garden
- UPVC windows throughout
- Chain free!

Ground Floor

Entrance Hallway

Stairs to first floor, under stairs storage cupboard, door to kitchen, door to:

Lounge

12' 8" x 10' 4" (3.86m x 3.15m)

Window to the front aspect, gas fire.

Kitchen

11' 7" x 7' 2" (3.53m x 2.18m)

Window to the rear aspect, range of wall mounted and base level units with worksurface over, inset sink with drainer, space for cooker, fridge/freezer, washing machine and tumble dryer, door to lean to conservatory, sliding doors to:

Dining Room

11' 5" x 11' 8" (3.48m x 3.56m)

Window to rear aspect, gas fire.

Lean to Conservatory

18' 0" x 7' 5" (5.49m x 2.26m)

Sliding door to rear garden, light, power, doors to brick built storage shed and cloakroom and central access passage to front of the property.



Cloakroom

WC, wash hand basin, wall mounted electric heater.

First Floor

Landing

Loft hatch, airing cupboard, doors to:

Bedroom One

11' 7" x 10' 0" (3.53m x 3.05m)

Window to the front aspect, built in wardrobes.

Bedroom Two

11' 0" x 12' 4" (3.35m x 3.76m)

Window to the rear aspect.

Bedroom Three

7' 4" x 9' 4" max (2.24m x 2.84m)

Window to the front aspect, built in storage cupboard.

Shower Room

Window to rear aspect, wash hand basin, heated towel rail, shower cubicle with power shower.

WC

WC, window to rear aspect, wall mounted electric heater.

External

Front

Attractive front garden laid to lawn with mature beds and borders, passage way to the side of the property leading to the rear.

Rear

Approx 50ft rear garden laid to lawn with attractive beds and borders, two timber storage shed, fish pond and green house at the rear.

Garage

Single garage en-bloc.





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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

country
properties