



The Leas

Baldock,
Hertfordshire, SG7 6HZ

Freehold - Guide Price £400,000

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properties

A light, spacious 3 bedroom semi detached home in popular residential location in need of full modernisation. Located on The Leas, Baldock this home offers 2 large receptions rooms and kitchen on the ground floor, with a brick built store/WC to the side ripe for conversion. Upstairs is 3 good size bedrooms and family bathroom. With 2 - 3 car driveway to the front and fantastic approx 80ft x 30ft rear garden, this is an opportunity to create your dream home!

- 3 Bedroom semi-detached home
- Refurbishment required throughout
- Fantastic size front and rear garden
- Light and spacious
- Popular residential road
- Council Tax band C & EPC rating D

Accommodation

Entrance Porch

Door to:-

Entrance Hallway

Storage cupboard, under stairs cupboard, radiator, stairs to the first floor, doors to kitchen and lounge.

Lounge

14' 0" x 14' 4" max into bay (4.27m x 4.37m)

Bay window to the front aspect, radiator, electric feature fire, opening to:-

Dining Room

10' 9" x 10' 0" (3.28m x 3.05m)

Radiator, double doors to rear patio, door to:-

Kitchen

9' 8" x 10' 0" (2.95m x 3.05m)

Window to the rear aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, integral dishwasher, space for a washing machine, cooker, door to:-

Side Lobby

5' 4" x 6' 8" (1.63m x 2.03m)

Door to frontage, doors to:-



Outhouse/Store

13' 7" x 5' 8" (4.14m x 1.73m)

Brick built lean to with storage area, WC and door to rear garden.

First Floor

Landing

Window to the side aspect, loft hatch, doors to:-

Bedroom One

11' 10" x 10' 2" (3.61m x 3.10m)

Window to the rear aspect, radiator, built in wardrobes.

Bedroom Two

12' 6" x 10' 8" (3.81m x 3.25m)

Window to the front aspect, radiator.

Bedroom Three

7' 6" x 9' 3" (2.29m x 2.82m)

Window to the front aspect, radiator, built in storage cupboard.

Bathroom

Window to the rear aspect, heated towel rail, WC, wash hand basin, bath.

External

Rear

Easterly facing rear garden measuring approx 80ft x 30ft predominantly laid to lawn with patio area at head and timber shed on large concrete base at bottom.

Front

2 - 3 car driveway and fenced front garden laid to lawn.

Agents Notes

Please note this property is a non-standard Wimpey No-fines construction.





Approximate Gross Internal Area
 Ground Floor = 61.2 sq m / 659 sq ft
 First Floor = 41.6 sq m / 448 sq ft
 Total = 102.8 sq m / 1,107 sq ft

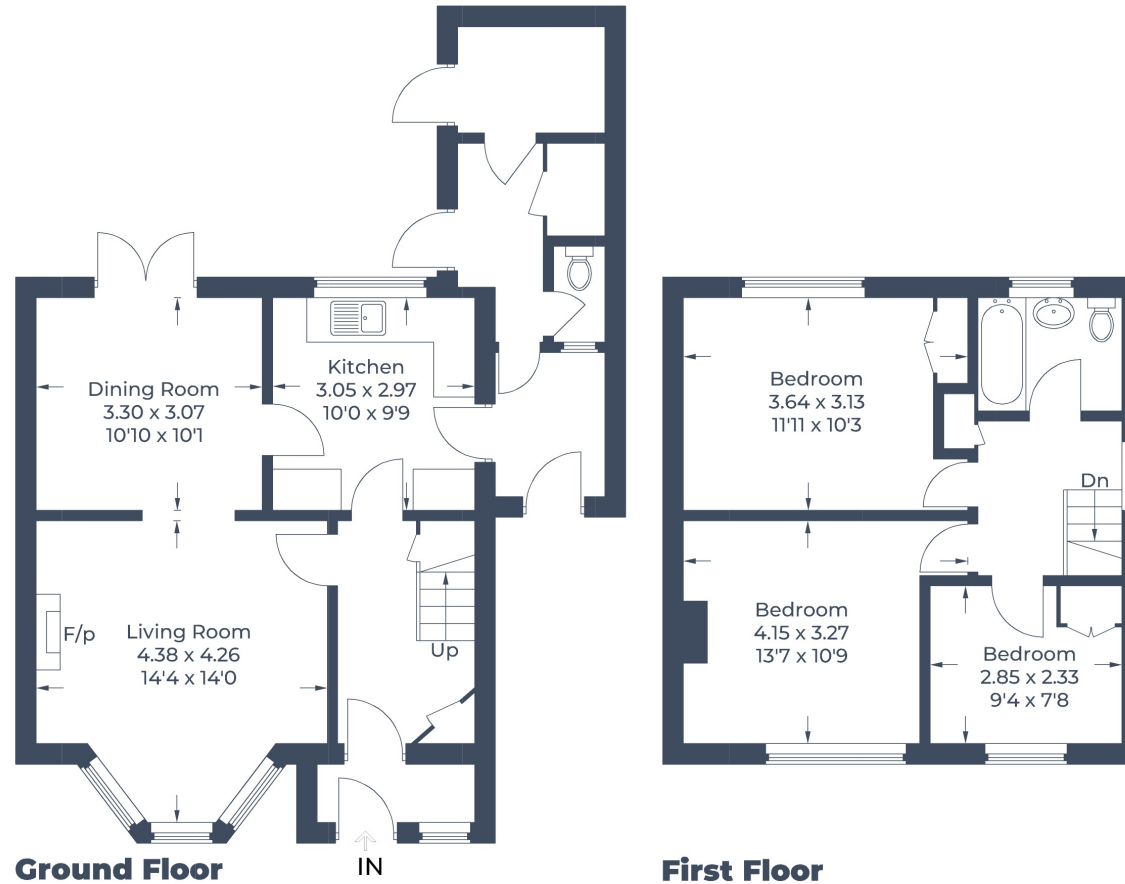


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	61	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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