



1a, Pepys Way

Baldock,

Hertfordshire, SG7 5AB

Freehold - Guide Price £575,000

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properties

A spacious 3 double bedroom detached home in central location overlooking Avenue park and cricket pitch. In need of full modernisation throughout the home would suit a family looking to create their perfect 'forever' home! Within walking distance to all local schools and amenities, this is a fantastic opportunity that is rarely found in this location!

- 3 Double bedrooms
- Full modernisation required
- 2 Reception rooms
- Potential for extension/value adding STPP
- Sought after location
- Large garage and off road parking
- Council Tax band E / EPC rating D

Accommodation

Entrance Hallway

14' 8" x 6' 6" (4.47m x 1.98m)

Radiator, stairs leading to the first floor, doors to:

Lounge

19' 6" x 11' 0" (5.94m x 3.35m)

Two windows to the front aspect, four windows to the side aspect, gas fire, two radiators, sliding doors to rear garden.

Dining Room

10' 10" x 9' 2" (3.30m x 2.79m)

Two windows to the front aspect, two windows to the side aspect, radiator, serving hatch to kitchen.

Shower Room

Window to the rear aspect, radiator, wash hand basin, WC, shower cubicle.

Kitchen

10' 9" x 10' 1" (3.28m x 3.07m)

Two windows to the side aspect, range of wall mounted and base level units with work surface over, inset sink with drainer, integral oven and grill, gas hob with extractor over, wall mounted electric heater, wall mounted boiler, serving hatch to dining room, space for a washing machine, door to:

Rear Lobby

External door to rear, window to the side aspect.



First Floor

Landing

Window to the rear aspect, radiator, loft hatch, storage cupboard, doors to:

Bedroom One

17' 6" x 8' 5" (5.33m x 2.57m)

Four windows to the side aspect, two radiators, built in wardrobes.

Bedroom Two

10' 1" max x 8' 4" (3.07m x 2.54m)

Window to the side aspect, radiator, built in wardrobes and desk.

Bedroom Three

9' 2" max x 8' 4" (2.79m x 2.54m)

Window to the side aspect, radiator, fitted desk.

Bathroom

Window to the front aspect, radiator, WC, wash hand basin, bath with shower attachment over.

External

Front

Walled front garden with driveway for 2 cars leading to single garage, gated access at both sides to rear garden.

Rear

South facing walled rear garden laid to patio and shingle measuring approx 25' x 25' with gated access at both sides to the front and two pedestrian doors into the garage.

Garage

26' 4" x 9' 3" (8.03m x 2.82m)

Up and over door, light and power, window to the side aspect.

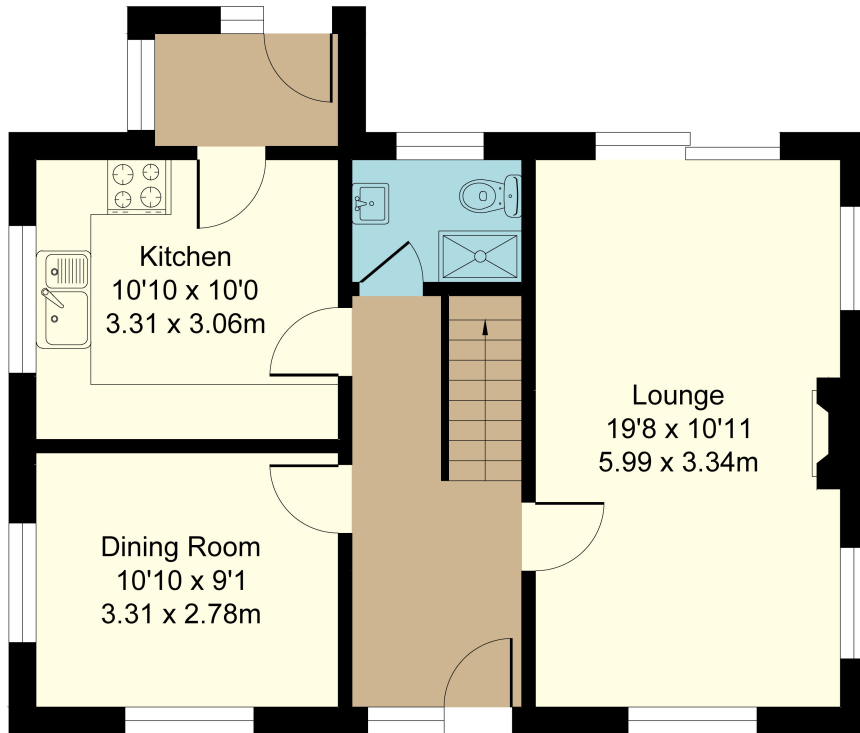




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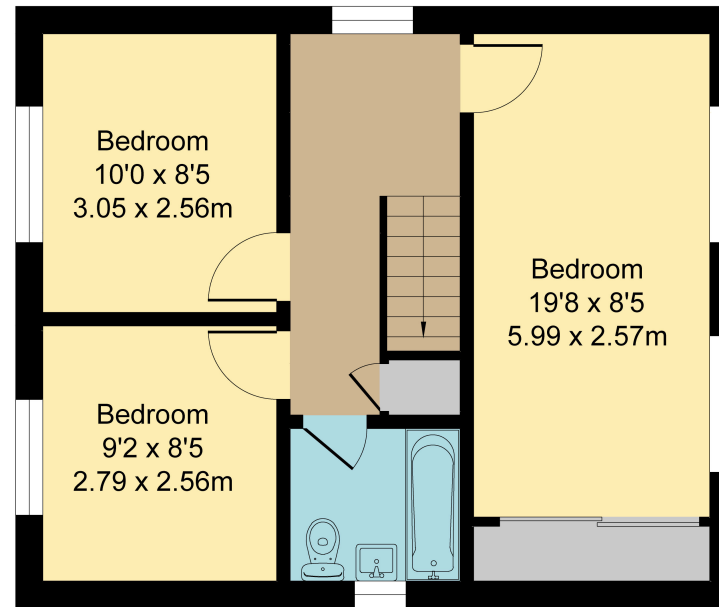
Ground Floor

Area: 55.2 m² ... 595 ft²

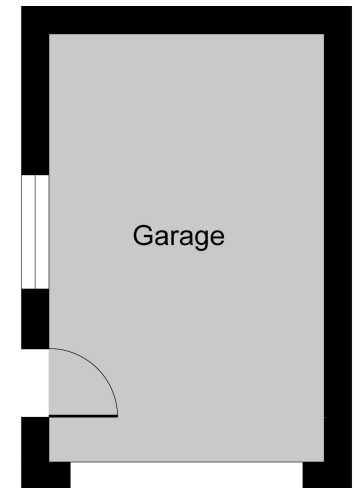


First Floor

Area: 43.7 m² ... 471 ft²

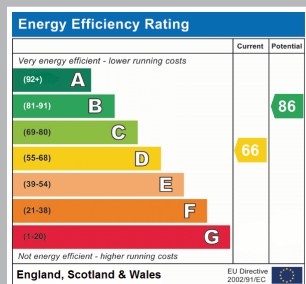


Garage



Total Area: 98.9 m² ... 1066 ft²

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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