



30 High Street, Ashwell, Baldock, Hertfordshire. SG7 5NW





## 3 Bedroom Terraced House

### £499,950 Freehold

A rare opportunity to purchase this beautifully presented three bedroom property situated in the heart of Ashwell. The property boasts a comfy lounge, dining room and modern kitchen on the ground floor, and three good-sized bedrooms on the first floor plus a family bathroom. Outside is a well maintained rear garden. The property boasts many period features and is offered to the market on a chain free basis.



- Three bedrooms
- Period property
- High street location
- Popular village
- Rear garden
- Chain free
- EPC rating D. Council tax band D

**Ground Floor:****Porch:**

Entrance via wooden front door.

**Reception One:**

Abt: 12' 8" x 14' 8" (3.86m x 4.47m) Double glazed window to front aspect . Radiator. Original fireplace with surround. Fitted carpet. Opens to dining room and stairs to first floor.

**Reception Two:**

Abt: 10' 4" x 14' 8" (3.15m x 4.47m) Fitted carpet. Radiator.

Opens to:

**Kitchen:**

Abt: 10' 0" x 12' 3" (3.05m x 3.73m) Range of fitted wall and base units with roll top work surfaces. Oven, hob and extractor fan. Stainless steel sink and drainer. Plumbing for washing machine. Tiled floor. Double glazed window and door to garden.

**First Floor:****Landing:**

Carpet as fitted, doors to:

**Bedroom One:**

Abt: 10' 0" x 11' 11" (3.05m x 3.63m) Double glazed window to front aspect. Radiator. Fitted carpet.

**Bedroom Two:**

Abt: 8' 9" x 12' 0" (2.67m x 3.66m) Double glazed window to rear aspect. Radiator. Fitted carpet.

**Bedroom Three;**

Abt: 6' 0" x 10' 0" (1.83m x 3.05m) Double glazed window to rear aspect. Radiator.

**Bathroom:**

Suite comprising low level WC, hand wash basin and walk-in shower cubicle.

**Outside:****Garden:**

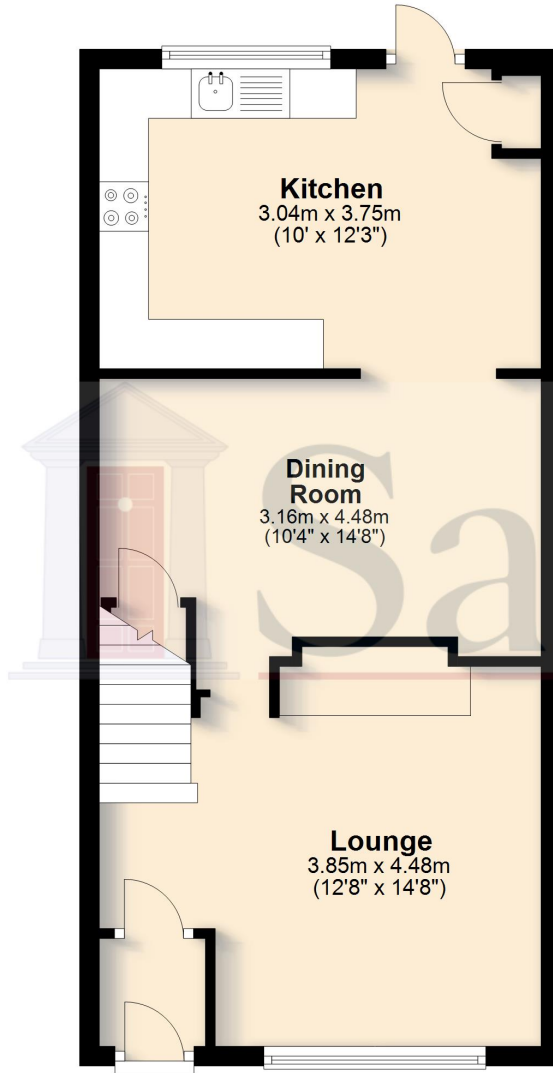
Paved Rear Garden and timber built Shed.



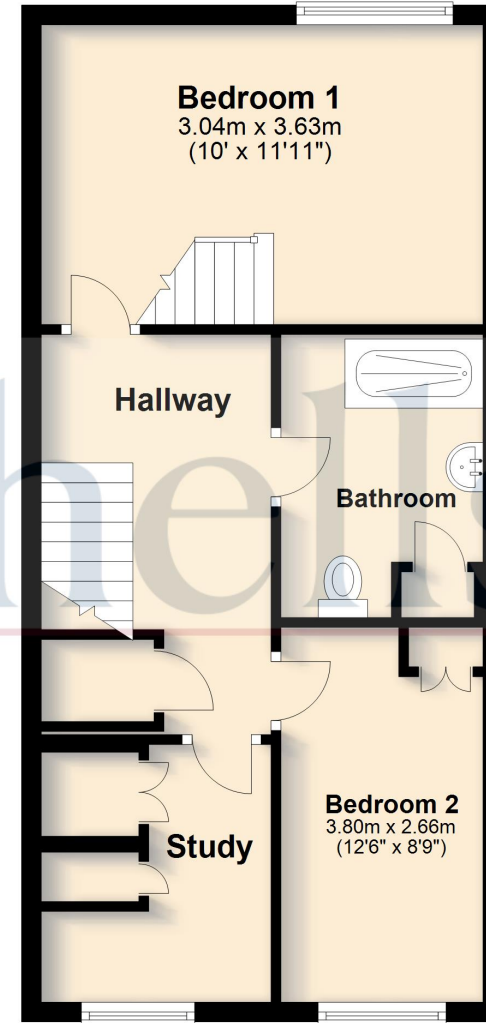


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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