



30 Pryor Road, Baldock, Hertfordshire. SG7 6LH





3 Bedroom Semi-Detached House

£375,000 Freehold

A stunning example of a three bedroom semi - detached property in Baldock. This family home offers good sized living accommodation throughout with a large lounge and a good size kitchen on the ground floor. Upstairs are three bedrooms and family bathroom. Outside is a well maintained rear garden, mainly laid to lawn with a patio seating area. The property also offers a spacious driveway allowing spaces for 2/3 cars. Baldock has excellent transport links with convenient access to the AI and Baldock train station is within walking distance, offering a regular service into London Kings Cross. Early viewing is recommended.



- Three bedrooms
- Central location
- Good condition
- Spacious lounge
- Semi detached
- Large driveway
- Viewings recommended
- EPC rating C. Council tax band C

Ground Floor

Entrance:

Via double glazed front door.

Hallway:

Doors and stairs leading to:

Lounge:

Abt. 24' 0" x 11' 0" (7.32m x 3.35m) Double glazed window to front & rear aspect, sliding door to rear garden, radiator, wooden flooring.

Kitchen:

Range of fitted wall and base units, stainless steel sink & drainer, double glazed window to side aspect, double glazed door leading to garden, wooden flooring.

First Floor

Bedroom One:

Abt. 12' 5" x 12' 0" (3.78m x 3.66m) Double glazed window to rear aspect, radiator, fitted carpets.

Bedroom Two:

Abt. 12' 5" x 9' 5" (3.78m x 2.87m) Double glazed window to front aspect, radiator, fitted carpets.

Bedroom Three:

Abt. 9' 0" x 6' 0" (2.74m x 1.83m) Double glazed window to front aspect, radiator, built in storage, fitted carpets.

Bathroom:

Suite comprising panelled bath, low level WC and pedestal hand wash basin, radiator, Two double glazed windows to rear aspect.

Outside

Front Garden:

Off street parking for 2/3 cars.

Rear Garden:

Generous size garden, mainly laid to lawn with patio seating area.

Agents Notes:

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

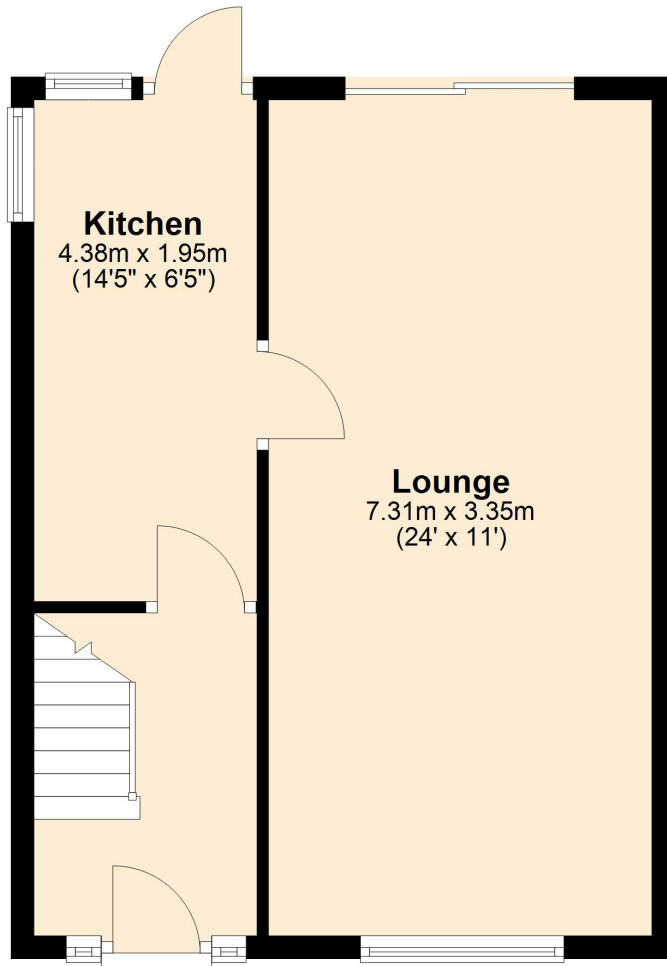




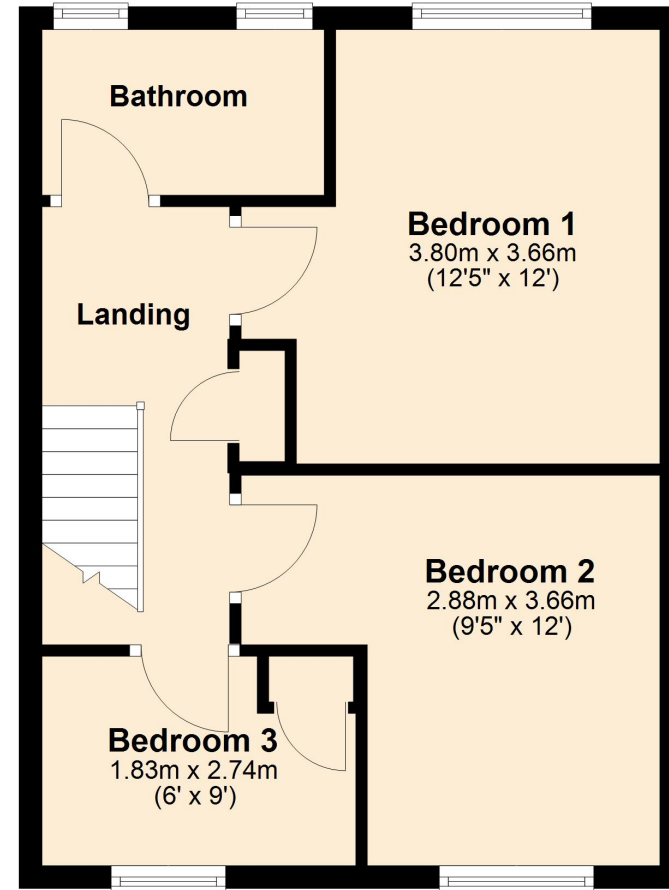
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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