



Kings Mount, Baldock, Hertfordshire. SG7 6FP

| Satchells





## 3 Bedroom Semi-Detached House

### £500,000 Freehold

Satchells Estate Agents presents to market this brilliant size three bedroom semi-detached property set in this fantastic location. This family home offers a beautiful kitchen, brilliant size lounge, home office and WC on the ground floor. On the first floor are three bedrooms and a family bathroom with the principal bedroom including an ensuite. Outside is a driveway capable of holding up to two cars and a garage. To the rear is a good sized rear garden.

- Beautiful condition
- Town centre location
- Three bedrooms
- Ensuite
- Garage
- Close proximity to amenities
- Semi-detached
- Brilliant size rooms
- Conservatory with air conditioning & underfloor heating
- EPC rating C. Council tax band E

## **Ground Floor**

### **Entrance:**

Via double glazed front door.

### **Hallway:**

Access

### **Kitchen:**

Double glazed window to front aspect, range of fitted wall & base units, stainless steel sink & drainer, integrated appliances, oven, extractor fan, fridge/freezer. Tiled flooring.

### **Lounge:**

Double glazed window to front aspect, double glass doors to rear access, laminate flooring, radiator.

### **Study:**

Double glazed window to front aspect, wooden flooring, radiator.

### **Conservatory:**

Double glazed windows to rear aspect, two Velux windows, wooden flooring, radiator. Air conditioning and underfloor heating.

## **WC:**

Low level WC, hand wash basin, double glazed window to front aspect.

## **First Floor**

### **Bedroom One:**

Double glazed window to front aspect, built-in wardrobes, fitted carpets, radiator.

### **Ensuite:**

Frosted window to rear aspect, low level WC, wash hand basin, shower cubicle, glass screen, tiled flooring.

### **Bedroom Two:**

Doubled glazed window to front aspect, fitted carpets, fitted storage cupboard, radiator.

### **Bedroom Three:**

Double glazed window to front aspect, fitted carpets, radiator.

### **Bathroom:**

Double glazed window to rear aspect, three piece, low level WC, wash hand basin, panelled bath, tiled flooring.

## **Outside**

### **Rear Garden:**

Patio seating area, artificial grass, low maintenance throughout.

### **Garage:**

Two allocated spaces.

### **Parking:**

## **Additional Information**

### **Agents Note:**

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

## **Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



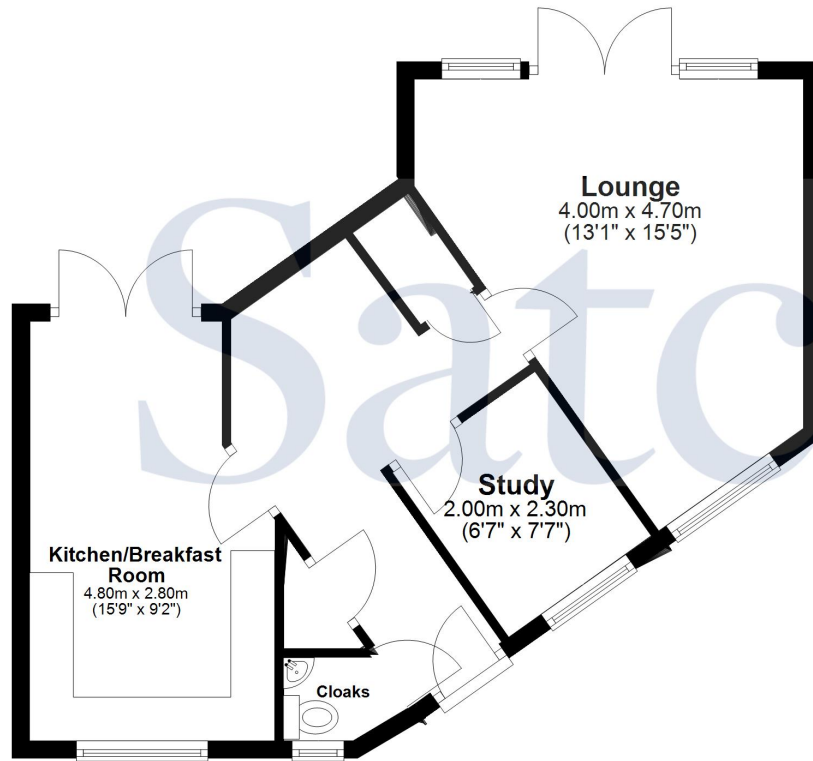




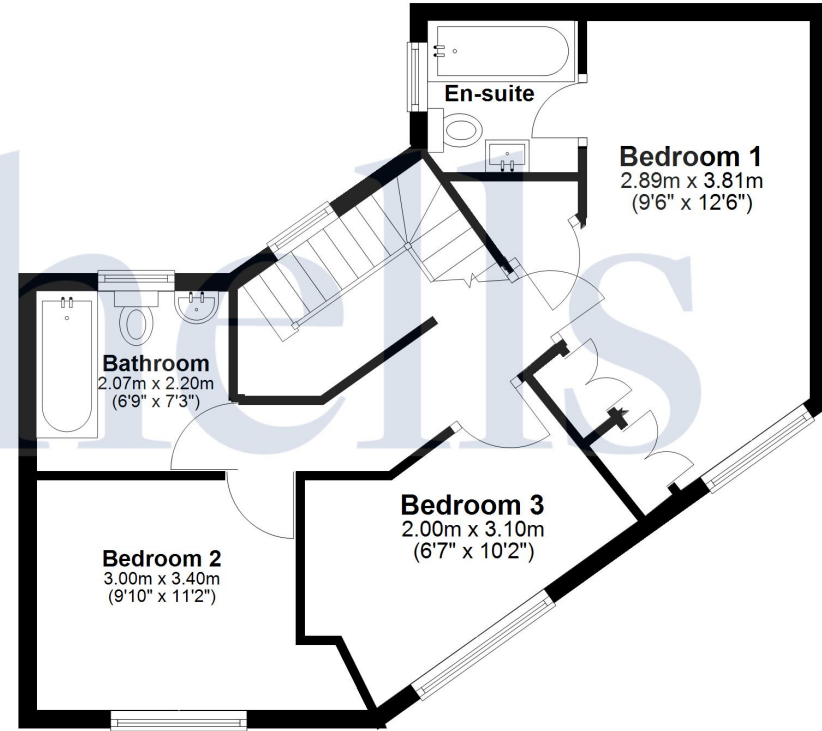
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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## 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.