



Angells Meadow, Ashwell, Baldock, Hertfordshire. SG7 5QS

Satchells



## 4 Bedroom Terraced House

### £500,000 Freehold

A four bedroom, refurbished property set in the heart of Ashwell. The property boasts a stunning open plan kitchen/family room overlooking the garden. With a large lounge and WC completing the downstairs accommodation. Upstairs are four bedrooms and family bathroom. Outside is a landscaped rear garden with rear access to the garage. The property is offered to the market on a chain free basis.



- Four bedrooms
- Refurbished
- High specification kitchen
- High specification bathroom
- Garage
- Central location
- Chain free
- EPC rating E. Council tax band E

## **Ground Floor:**

### **Hallway:**

Stairs to first floor with understairs storage. Radiator. Laminate flooring. Inset ceiling light.

### **Living Room:**

Abt. 17' 10" x 11' 0" (5.44m x 3.35m) Radiator. Two double glazed windows to front. Media point. Inset ceiling lights. Laminate flooring.

### **Kitchen:**

Abt. 23' 5" x 9' 0" (7.14m x 2.74m) Fridge/freezer, oven, microwave and combi oven. Single sink and drainer. Part tiled walls/splashback. Four ring induction hob and extractor. Radiator. Laminate flooring. Double glazed window to rear. Double glazed French doors and rear door.

### **WC:**

Suite comprising inset hand wash basin and low level WC. Radiator. Half tiled walls. Laminate flooring.

## **First Floor:**

### **Landing:**

Loft access. Radiator. Storage cupboard.

## **Bedroom One:**

Abt. 13' 9" x 9' 0" (4.19m x 2.74m) Radiator. Media point. Double glazed window to front. Carpet as fitted.

## **Bedroom Two:**

Abt. 12' 5" x 8' 9" (3.78m x 2.67m) Radiator. Double glazed window to rear. Carpet as fitted.

## **Bedroom Three:**

Abt. 9' 0" x 7' 0" (2.74m x 2.13m) Radiator. Double glazed window to front. Carpet as fitted.

## **Bedroom Four:**

Abt. 9' 0" x 7' 0" (2.74m x 2.13m) Radiator. Double glazed window to rear. Carpet as fitted.

## **Bathroom:**

Abt. 9' 0" x 7' 0" (2.74m x 2.13m) Suite comprising bath with shower over and tiled surround, inset hand wash basin and low level WC. Half tiled walls. Heated towel rail. LED mirror. Tiled floor. Double glazed window to rear.

## **Outside:**

## **Additional Information:**

### **Garden:**

Landscaped rear garden mainly laid to lawn with paved patio area and rear access.

### **Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.

## **Anti-Money Laundering:**

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.

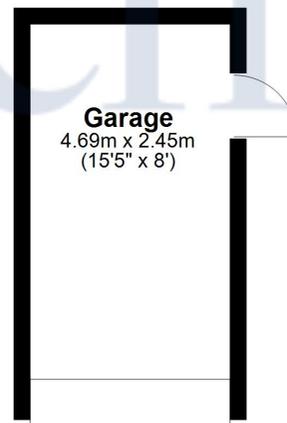
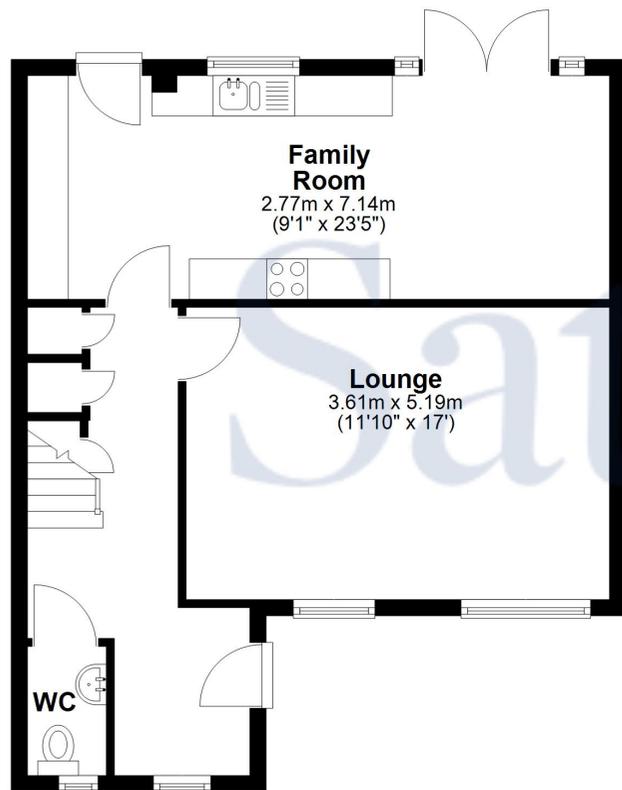




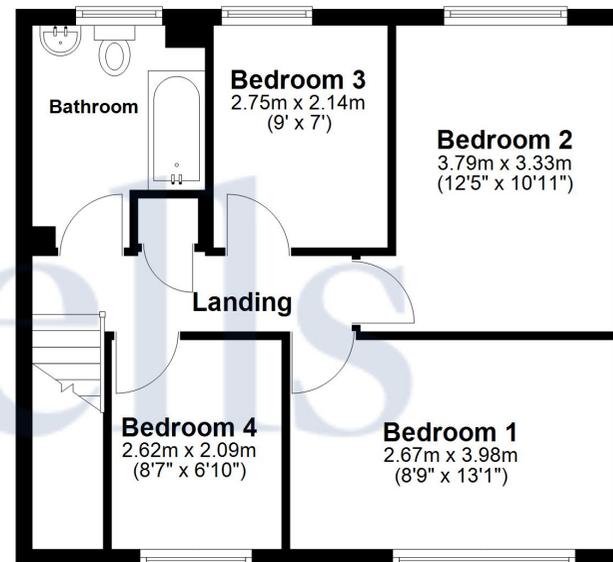
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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