



40, London Road

Baldock,
Hertfordshire, SG7 6JL
OIEO £400,000

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country
properties

A fantastic 1930's 3 bedroom semi detached home in need of refurbishment throughout. Located within walking distance to all town centre amenities and offering a wealth of potential for value adding, this would make an ideal investment/project purchase!

- 3 Bedroom Semi In Need Of Full Modernisation
- Spacious Accommodation
- Approx 65ft Rear Garden
- Off Road Parking for 3-4 Cars
- Scope For Extension STPP
- Chain Free!

Ground Floor

Entrance Hall

Stairs to first floor, under stairs storage cupboard, coat storage cupboard, doors to:

Lounge

15' 0" x 12' 0" max (4.57m x 3.66m)

Window to front and rear aspect, gas fire.

Dining Room

12' 3" x 9' 4" (3.73m x 2.84m)

Window to front aspect, gas fire, opening to:

Kitchen

10' 1" x 12' 8" (3.07m x 3.86m)

Window to rear aspect, range of wall mounted and base level units with work surface over and inset sink and drainer, space for cooker, fridge/freezer, door to lean to, door to:

Downstairs WC

Window to rear aspect, wash hand basin, WC.



Lean To

11' 0" x 5' 9" (3.35m x 1.75m)

Door to rear garden,
plumbing for washing
machine.

First Floor

Landing

Airing Cupboard, loft hatch,
window to front aspect,
doors to:

Bedroom One

15' 0" x 11' 5" max (4.57m x
3.48m)

Window to front and rear
aspect, built in storage
cupboard, shower cubicle
with power shower.

Bedroom Two

12' 6" x 7' 5" (3.81m x 2.26m)

Window to front aspect,
built in storage cupboard.

Bedroom Three

10' 1" x 6' 4" (3.07m x 1.93m)

Window to rear aspect.

Bathroom

Window to rear aspect, WC,
wash hand basin, bath with
shower over.

External

Rear

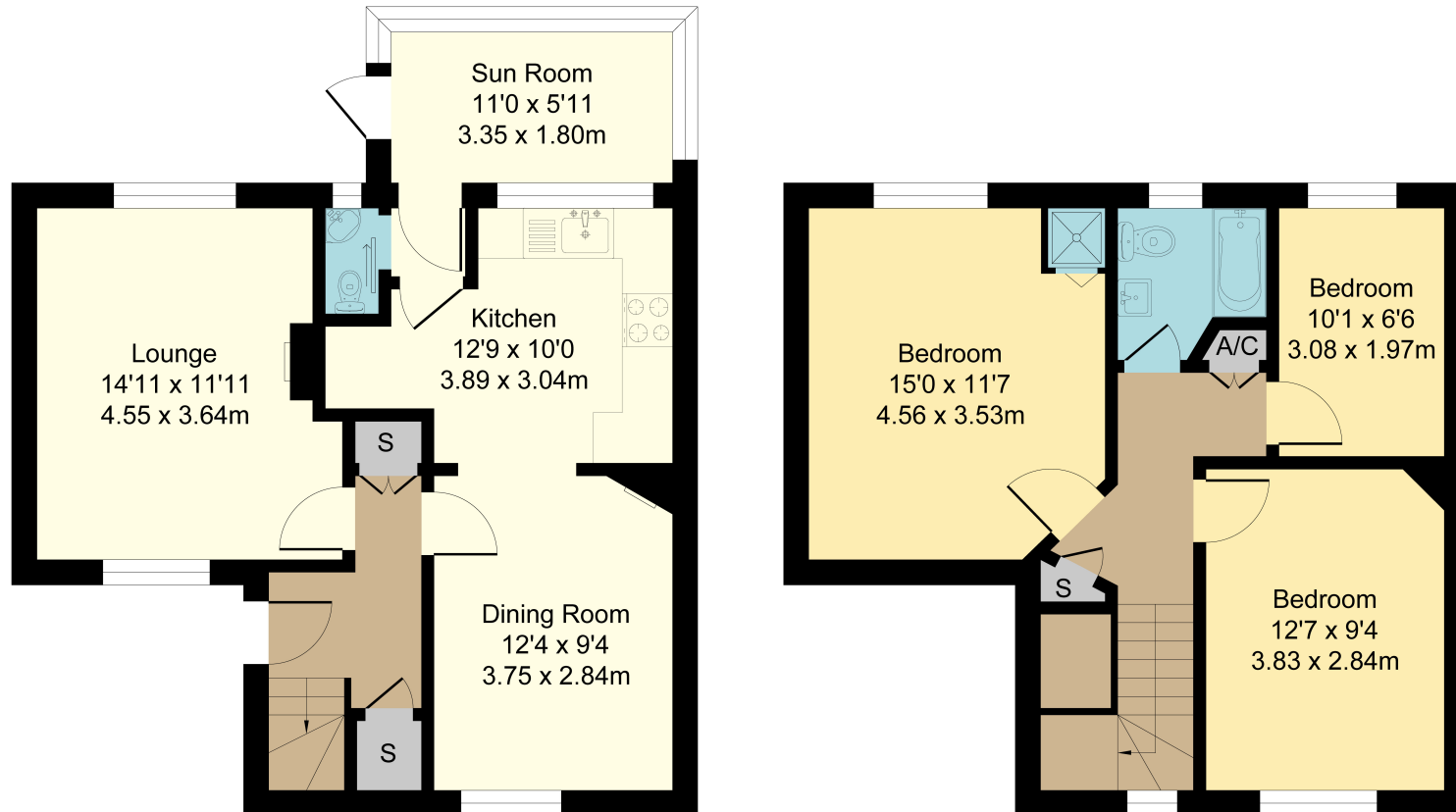
Approx. 65ft garden, pond,
patio, storage shed, gated
access at side to the front.

Front

Off road parking for 3 - 4
cars, gated access at side
to rear.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

Total Area: 96.9 m² ... 1043 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

Viewing by appointment only

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