



The Leas, Baldock, Hertfordshire. SG7 6JE

| Satchells



3 Bedroom Semi-Detached House

Guide Price £435,000 Freehold

Satchells Estate Agents presents to market this brilliant size three bedroom semi detached property, set within walking distance of Baldock's bustling high street. On the ground floor is a great size lounge, open plan kitchen/dining . On the first floor, there are three good sized bedrooms and a family bathroom. Outside is a large rear garden with a patio/decking seating area, to front of the property offers the potential for three allocated parking spaces.

- Semi Detached
- Three Bedrooms
- Open Plan Kitchen Diner
- Large Rear Garden
- Ideal Location
- Brilliant Condition
- Spacious Living
- Viewings Highly Recommended
- EPC rating D. Council tax band C

Ground Floor

Porch:

Abt. 5' 3" x 7' 7" (1.60m x 2.31m)

Entrance:

Double glazed front door.

Hallway:

Wooden flooring, storage under stairs, access to:

Lounge:

Abt. 12' 9" x 10' 7" (3.89m x 3.23m) Double glazed window to front aspect, wooden flooring, radiator.

Kitchen/Diner:

Abt. 20' 8" x 9' 9" (6.30m x 2.97m) Double glazed window to rear aspect, double glazed doors to rear & side aspect, Range of fitted wall and base units with wooden worktops, stainless steel sink and drainer, wooden flooring.

First Floor

Bedroom One:

Abt. 10' 2" x 10' 4" (3.10m x 3.15m) Double glazed window to rear aspect, fitted carpets, built-in wardrobes, radiator.

Bedroom Two:

Abt. 10' 6" x 10' 2" (3.20m x 3.10m) Double glazed window to front aspect, fitted carpets, radiator.

Bedroom Three:

Abt. 7' 7" x 9' 2" (2.31m x 2.79m) Double glazed window to front aspect, fitted carpets, storage cupboard, radiator.

Bathroom:

Glass panelled shower cubicle, low level WC and pedestal wash hand basin, double glazed window to rear aspect.

Outside

Rear Garden:

Large rear garden, mainly laid to lawn, beautiful decking/patio installed, outside shed space.

Front Garden:

Paved to front, potential access for three cars.

Rear Garden Outbuilding:

Outside building has plumbing and waste from outside toilet (currently used as utility).

Agents Note:

Draft particulars yet to be approved by vendor and may be 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.

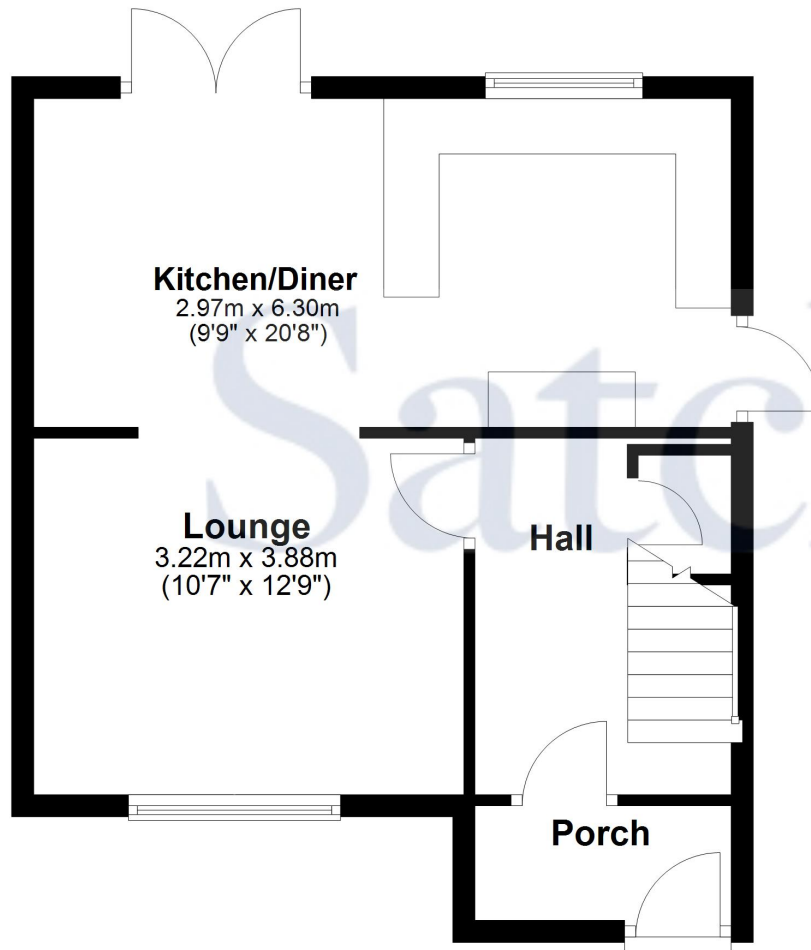




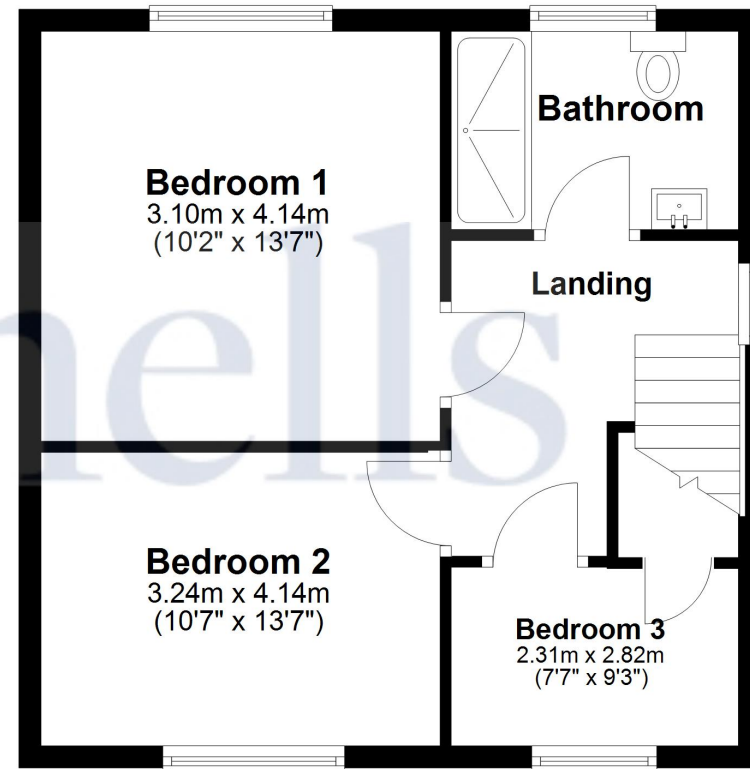
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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