



Pembroke Road, Baldock, Hertfordshire. SG7 6DB







## 3 Bedroom House (unspecified) £500,000 Freehold

Set in one of Baldock's premier roads is this charming three bedroom character property. The property has two reception rooms, a modern kitchen/diner plus a downstairs cloakroom. Upstairs are three double bedrooms and a shower room. The property is full of features including stripped wooden flooring, log burner and exposed beams.



- Three bedrooms
- Two receptions
- Premier road in Baldock
- Period project
- Original features
- Short walk to town centre and station
- Two bathrooms
- EPC rating C. Council tax band C

## **Ground Floor:**

### **Entrance:**

Via single glazed wooden front door.

### **Hall:**

Radiator. Brick work floor. Door to:

### **Reception Room One:**

Abt. 14' 0" x 12' 5" (4.27m x 3.78m) Double glazed bay window to front aspect. Radiator. Log burner. Soft wood floor boards. Exposed beams.

### **Reception Room Two:**

Abt. 12' 5" x 8' 3" (3.78m x 2.51m) Double glazed window to rear aspect. Radiator. Soft wood floor boards.

### **Kitchen:**

Abt. 17' 6" x 9' 3" (5.33m x 2.82m) Range of fitted wall and base units with wooden work tops. Oven and electric fan. Sink and drainer. Integrated fridge/freezer. Plumbing for washing machine and dishwasher. Half tiled and half soft wood floor boards. Double glazed French doors and sky lights.

## **Cloakroom:**

Abt. 6' 5" x 5' 4" (1.96m x 1.63m) Suite comprising panelled bath, low level WC, sink and drainer unit. Laminate flooring. Heated towel rail. Tiled walls.

## **First Floor:**

### **Bedroom One:**

Abt. 13' 5" x 11' 6" (4.09m x 3.51m) Double glazed window to front aspect. Radiator. Fitted carpet. Feature fireplace. Exposed beams.

### **Bedroom Two;**

Abt. 13' 3" x 9' 6" (4.04m x 2.90m) Double glazed windows to rear and side aspects. Radiator. Fitted carpet.

### **Bedroom Three:**

Abt. 9' 0" x 9' 5" (2.74m x 2.87m) Double glazed window to rear aspect. Radiator. Fitted carpet.

### **Shower Room:**

Double glazed frosted window to side aspect. Suite comprising low level WC, pedestal wash hand basin and walk-in shower. Radiator. Fully tiled walls and floor.

### **Front Garden:**

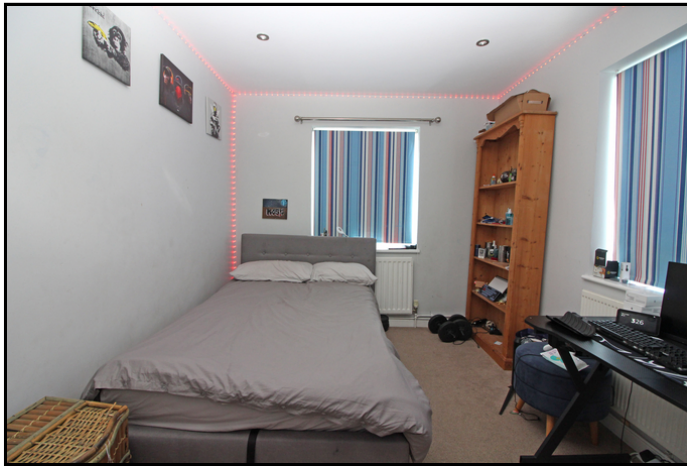
**Rear Garden:**

Patio area and lawned area. Timber built shed.

**Additional Information:**

**Agents Note:**

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



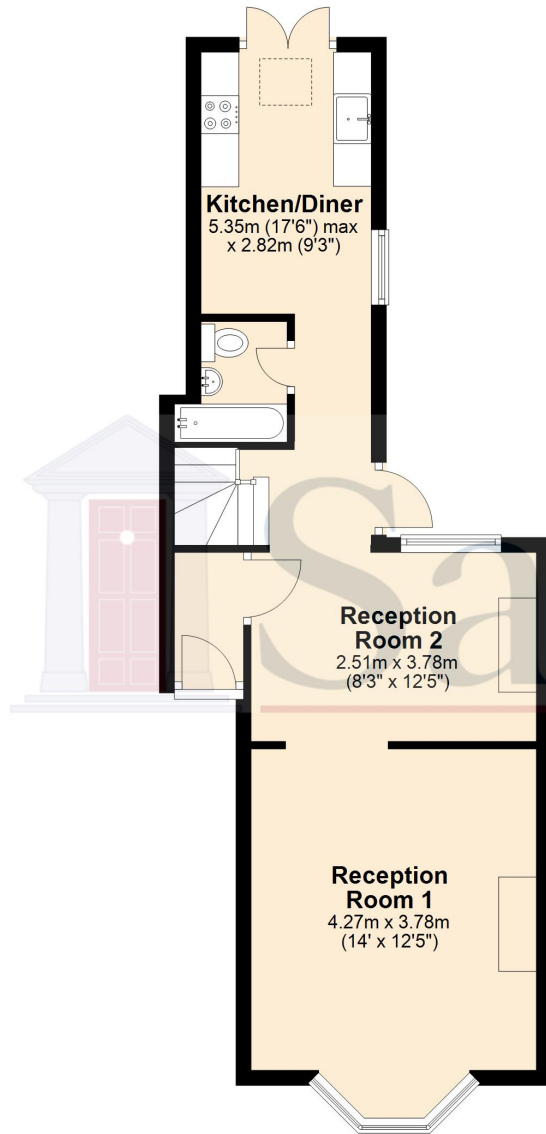




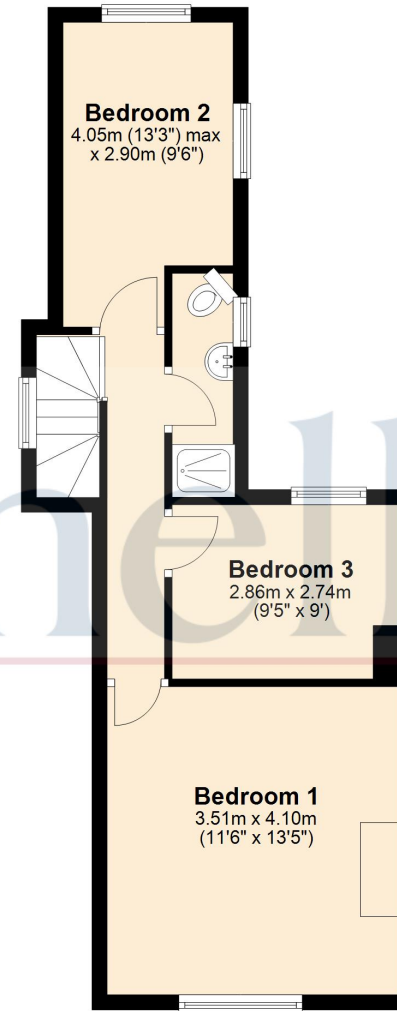
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## Ground Floor



## 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.