



Silver Street, Ashwell, Baldock, Hertfordshire. SG7 5QL

| Satchells



3 Bedroom Semi-Detached House

Guide Price £425,000 Freehold

Set in the heart of the popular village of Ashwell is this charming 3 bedroom semi detached cottage. The property boasts a good size lounge and kitchen, on the first floor are two double bedrooms a good sized third and a family bathroom. Outside is a larger than average garden mainly laid to lawn. The property is offered to the market on a chain free basis with keys in office for early viewings.

- Three bedrooms
- Semi detached
- Period cottage
- Village centre location
- Rear garden
- Chain free
- Period features
- EPC rating D. Council tax band D

Ground Floor

Lounge:

Abt. 15' 5" x 12' 5" (4.70m x 3.78m) Sash windows to front aspect, laminate flooring, feature fire place surround. Radiator.

Kitchen:

Abt. 15' 0" x 9' 0" (4.57m x 2.74m) Range of fitted wall and base units with roll top work surfaces, stainless steel sink and drainer unit, oven hob and extractor fan, laminate floor, single glazed window to rear.

Conservatory:

Abt. 11' 5" x 12' 5" (3.48m x 3.78m) Insulated roof.

First Floor

Bedroom One:

Abt. 11' 5" x 10' 0" (3.48m x 3.05m) Sash window to front aspect, radiator.

Bedroom Two:

Abt. 10' 5" x 10' 5" (3.17m x 3.17m) Window to rear aspect, radiator.

Bedroom Three:

Abt. 7' 5" x 5' 5" (2.26m x 1.65m) Window to front aspect, radiator, fitted carpet.

Bathroom:

Low level WC, panelled bath, hand wash basin. Single glazed frosted window, lino floor.

Outside

Rear Garden:

Mainly laid to lawn with feature wall on one side.

Additional Information

Agents Note:

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

Anti-Money Laundering (AML):

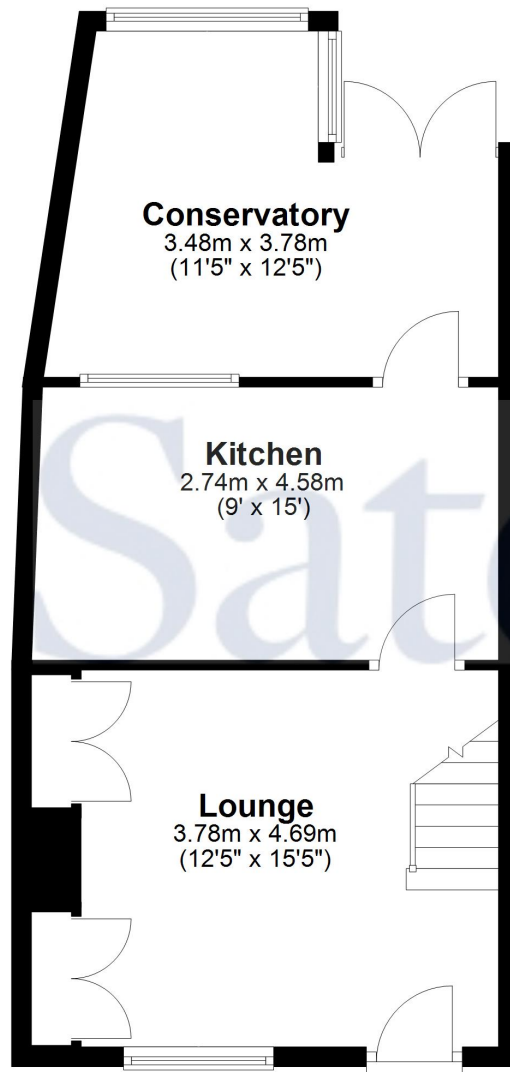
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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



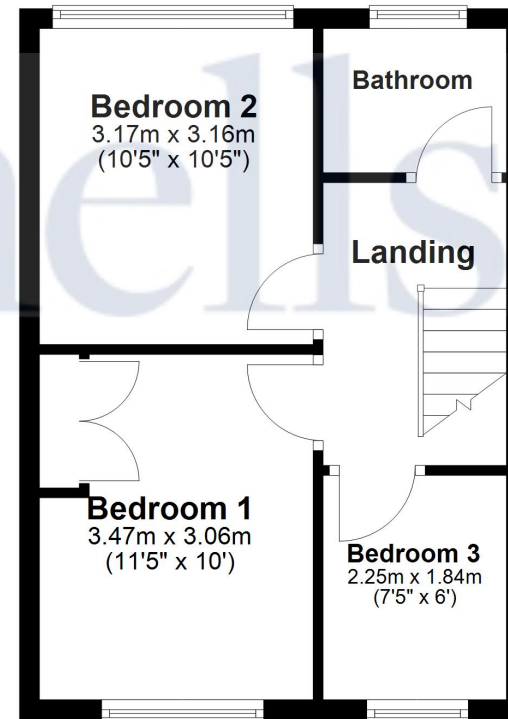
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Satchells

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.