



South Road, Baldock, Hertfordshire. SG7 6BZ

| Satchells



3 Bedroom House (unspecified) £325,000 Freehold

Satchells Estate Agents presents this delightful three-bedroom Victorian mid-terraced cottage, positioned within easy walking distance of Baldock's bustling High Street and its excellent range of local shops, eateries, and everyday amenities. Presented with charm and character, this attractive red brick home makes an immediate impression, ideal for first-time buyers, young families, or those looking to invest in a well-connected Hertfordshire market town. The property offers tremendous scope to modernise and put one's own stamp on throughout. With Baldock railway station nearby providing swift and regular services into London, combined with the warmth and community spirit this popular town is renowned for, this is truly a wonderful opportunity not to be missed.



- Close proximity to Baldock High Street
- Excellent transport connections
- Charming Victorian red brick
- Scope to modernise and personalise
- Three bedrooms
- Mid-terrace
- Basement
- Early viewings highly recommended
- Awaiting EPC. Council tax band C

Ground Floor

Entrance:

Via wooden front door.

Lounge:

Abt. 12' 0" x 11' 0" (3.66m x 3.35m) Double glazed window to front aspect, wooden flooring, fireplace, radiator.

Dining Room:

Abt. 10' 0" x 9' 2" (3.05m x 2.79m) Double glazed window to rear aspect, wooden flooring, access to basement, fireplace, radiator.

Kitchen:

Range of fitted wall & base units, stainless steel sink and drainer, plumbing for washing machine, tiled flooring, double glazed window to side aspect, double glazed door to rear garden.

Bathroom:

Suite comprising low level WC, hand wash basin, panelled bath, tiled floors & walling.

First Floor

Bedroom One:

Abt. 11' 0" x 11' 0" (3.35m x 3.35m) Double glazed window to front aspect, fitted wardrobes, fitted carpets, radiator.

Bedroom Two:

Abt. 10' 0" x 9' 5" (3.05m x 2.87m) Double glazed window to rear aspect, fitted carpets, radiator.

Loft Room:

Abt. 12' 0" x 10' 0" (3.66m x 3.05m) Double glazed window to front aspect, fitted carpets, radiator.

Outside

Rear Garden:

Rear garden mainly laid to lawn, patio seating area.

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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: TBC

Electric: Mains

Drainage: Mains

Flood risk: Low

Mobile/Phone: Good

Tenure: Freehold

Council Tax Band: C

Council tax payable: TBC

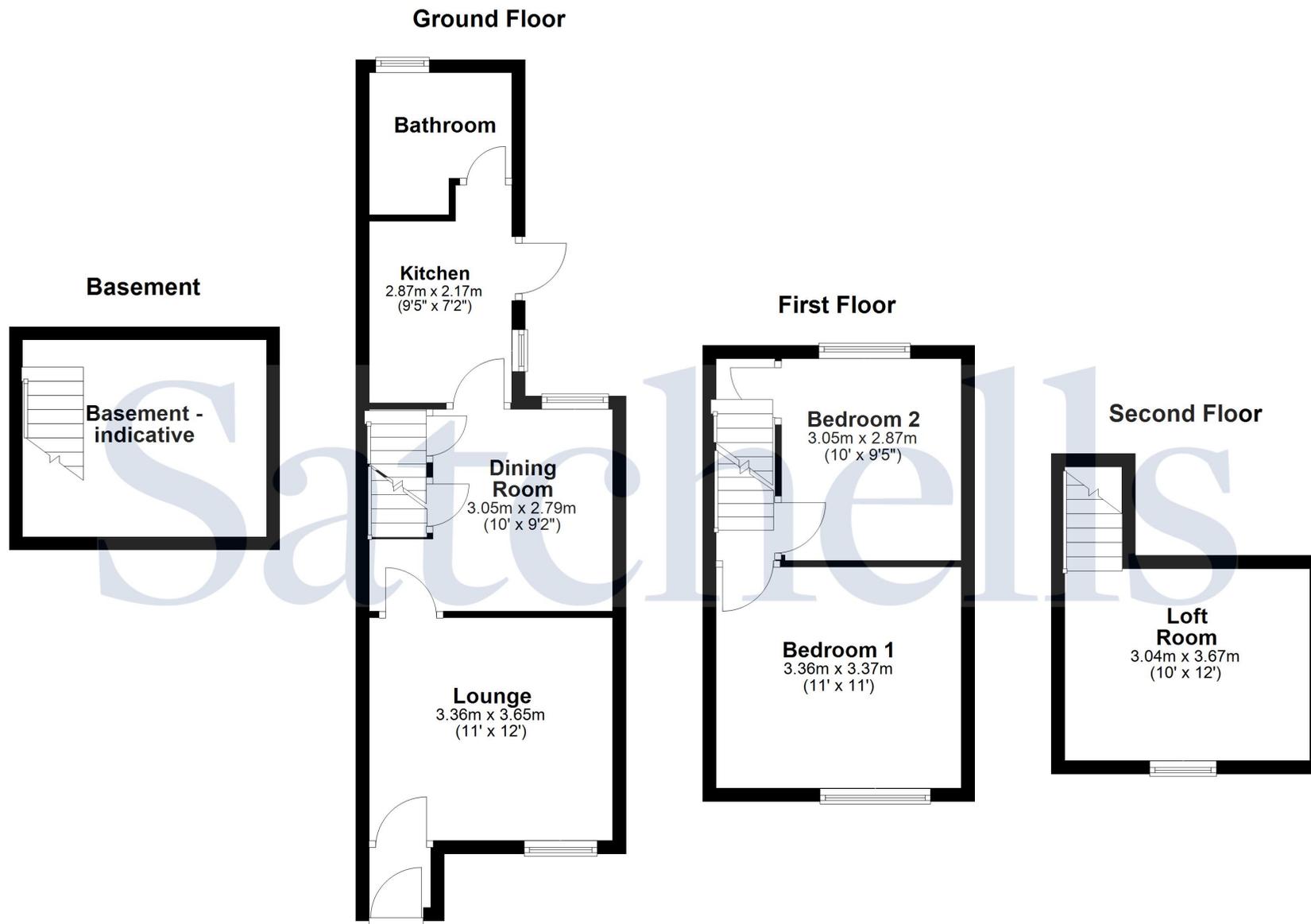
For further material information please contact the office marketing this property.





These particulars are a guide only and do not constitute an offer or a contract with. 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, utilities and 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. Some content may have been created with the use of AI. 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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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.