



3 Chauncy Gardens, Baldock, Hertfordshire. SG7 6SZ





## 2 Bedroom Semi-Detached House

### £350,000 Freehold

A beautifully presented two-bedroom Freehold property set in this popular cul-de-sac location. The property boasts a large lounge, modern kitchen on the ground floor, upstairs are two good size bedrooms and a family bathroom. Outside is a large rear garden with a fully insulated & air conditioned studio/office. This property also includes off street parking and a garage!

- Chain free
- Great condition
- Popular location
- Off street parking
- Detached garden studio
- Viewings recommended
- Freehold
- EPC rating C. Council tax band C

## Ground Floor

### Entrance:

Porch, double glazed front door, window to side aspect, storage cupboard.

### Lounge/Diner:

Abt. 15' 7" x 12' 5" (4.75m x 3.78m) Window to the front aspect, radiator, spiral stairs to the first floor, door to:

### Kitchen:

Abt. 12' 4" x 7' 4" (3.76m x 2.24m) Window to the rear aspect, radiator, range of wall mounted and base level units with work surface over, plumbing for washing machine, wall mounted gas boiler, double glazed door to the rear garden.

## First Floor

### Bedroom One:

Abt. 12' 4" x 7' 4" (3.76m x 2.24m) Two double glazed windows to front aspect, radiator, fitted carpets, loft hatch.

### Bedroom Two:

Abt. 12' 5" x 7' 3" (3.78m x 2.21m) Double glazed window to rear aspect, radiator, fitted carpets, built in storage cupboard.

### Bathroom:

Low level hand wash basin, heated towel rail, glass screen shower cubical.

## Outside

### Rear Garden:

Rear garden laid to lawn measuring approx 30ft x 26ft - leading to the garden office/studio at rear. Pedestrian access to the garage, gated access to the front of the property.

**Garden Office/Studio:**

Abt. 19' 6" x 11' 4" (5.94m x 3.45m) Fully insulated and air conditioned unit with bi-folding doors onto the garden, multiple sockets, internet points, leading to bathroom, including, frosted window to the side aspect, WC, wash hand basin, shower cubicle with power shower.

**Agents note:**

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



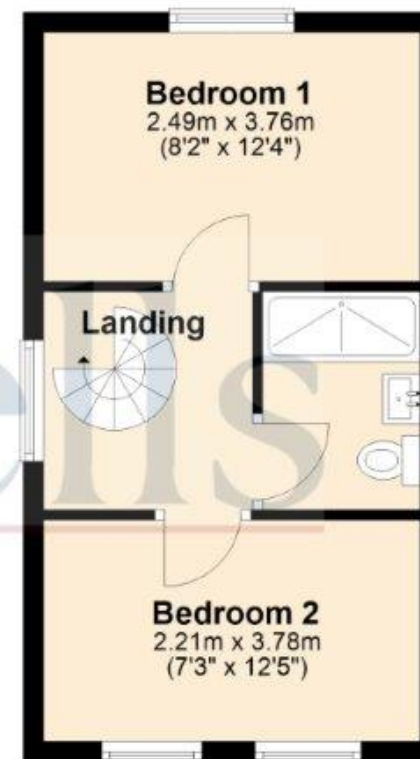


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

## 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.