



7 Chauncy Gardens, Baldock, Hertfordshire. SG7 6SZ





2 Bedroom Bungalow £440,000 Freehold

A rare opportunity to purchase this well presented detached two bedroom bungalow. Set in this quite road on the popular Clothall Common. The property has been extended and offers two reception rooms, a modern kitchen, two good sized bedrooms and a family bathroom. outside is a rear garden mainly laid to lawn with access to the garage.



- Detached bungalow
- Two Bedrooms
- Garage
- Driveway
- Popular location
- Awaiting EPC. Council tax band D

Ground Floor:**Entrance:**

Entrance via double glazed door.

Entrance Hall:

Carpet as fitted, doors to:

Reception One:

Abt: 11' 0" x 16' 0" (3.35m x 4.88m) Double glazed window to front aspect, carpet as fitted, radiator, gas fire.

Reception Two:

Abt: 12' 0" x 20' 0" (3.66m x 6.10m) Double glazed window and door to rear aspect, laminate flooring, gas effect fire, under floor heating.

Kitchen:

Abt: 8' 0" x 15' 5" (2.44m x 4.70m) Range of base and wall units with roll top worksurfaces, stainless steel sink and drainer, oven and extractor fan, plumbing for washing machine, double glazed window to rear aspect, slate floor.

Bedroom One:

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

Bedroom Two:

Abt: 7' 5" x 9' 0" (2.26m x 2.74m) Double glazed window to rear aspect, radiator, carpet as fitted.

Outside:**Rear Garden:**

Large rear garden mainly laid to lawn, access to garage.

Front Garden:

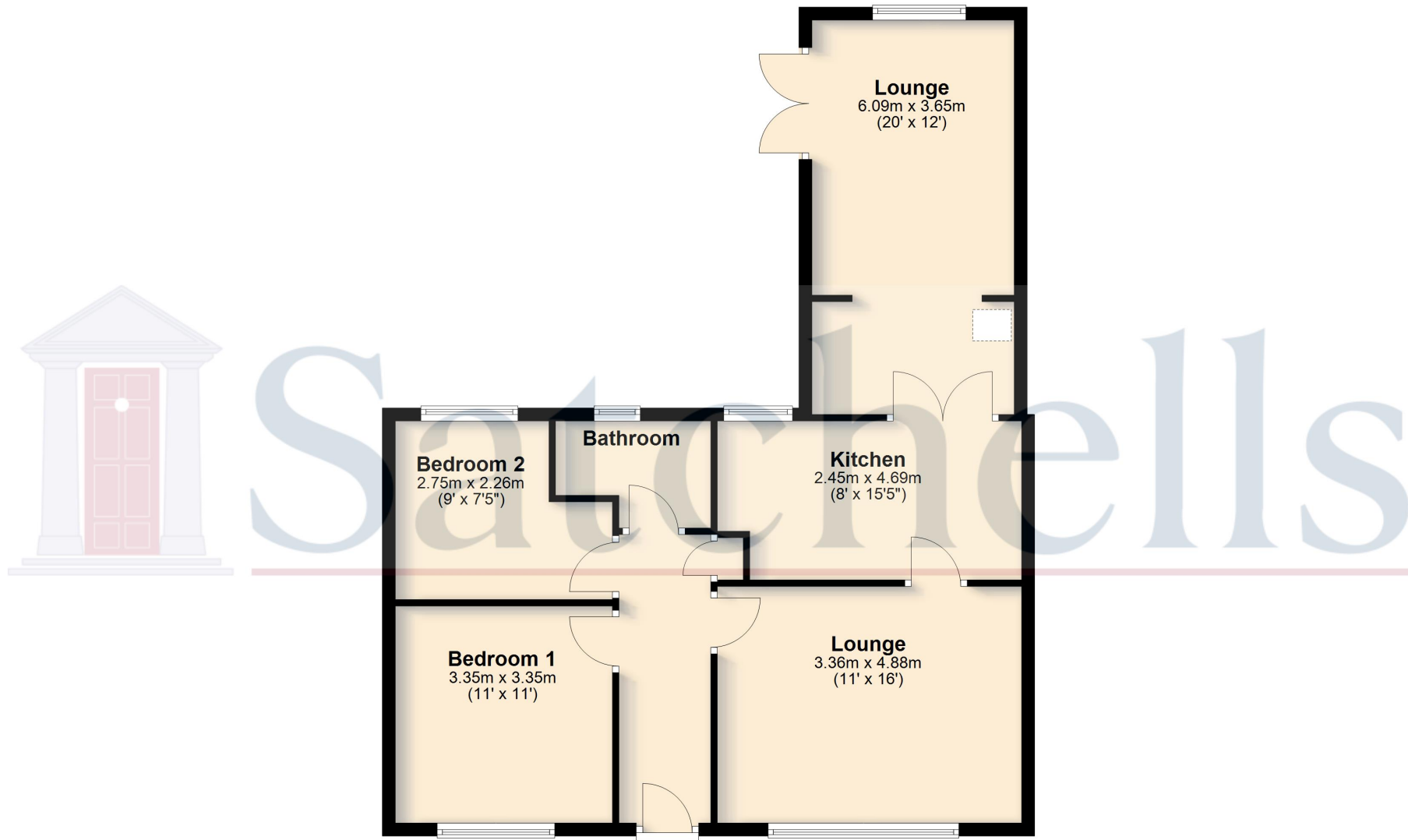
Driveway parking for one car, garage.





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



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.

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