



27, Ivel Way

Baldock,
Hertfordshire, SG7 6LP
Freehold **£350,000**

country
properties

A spacious and well looked after 3 bedroom mid terrace home in need of modernisation throughout located in popular residential location backing on to Weston hills nature reserve. With an approx. 90ft rear garden, off road parking for 2-3 cars and offered to the market chain free, this would make an ideal first time / investment buy!

- In need of modernisation throughout
- 3 good sized bedrooms
- Approx 90ft rear garden
- Off road parking
- Backing onto lovely nature reserve.
- Chain Free!

Entrance Hall

Stairs to first floor, doors to:

Lounge

20' 1" x 11' 3" (6.12m x 3.43m)

Window to front aspect, radiator, gas fire with back boiler, sliding door to conservatory, door to kitchen

Conservatory

8' 2" x 8' 7" (2.49m x 2.62m)

Sliding door to rear garden

Kitchen

11' 7" x 7' 9" (3.53m x 2.36m)

Window to rear aspect, range of wall mounted and base level units with timber work surface over, inset sink with drainer, space for fridge/freezer, cooker, washing machine, door to lean to out building/utility, door to inner lobby area

Lean to

14' 4" x 5' 5" (4.37m x 1.65m)

Window to side aspect, door to rear garden, gate to side alley

Inner Lobby

8' 0" x 4' 9" (2.44m x 1.45m)

Window to front aspect, radiator, under stairs storage cupboard



First Floor

Landing

loft hatch, doors to:

Bedroom 1

9' 4" x 11' 5" (2.84m x 3.48m)

Two windows to front aspect , radiator, built in wardrobe

Bedroom 2

12' 0" x 10' 0" (3.66m x 3.05m)

Window to front aspect, radiator, built in wardrobes

Bedroom 3

10' 2" x 7' 9" (3.10m x 2.36m)

Window to rear aspect, radiator, built in storage cupboard

Shower Room

Window to rear aspect, radiator, wash hand basin, shower cubicle

WC

Window to rear aspect, radiator, WC

External

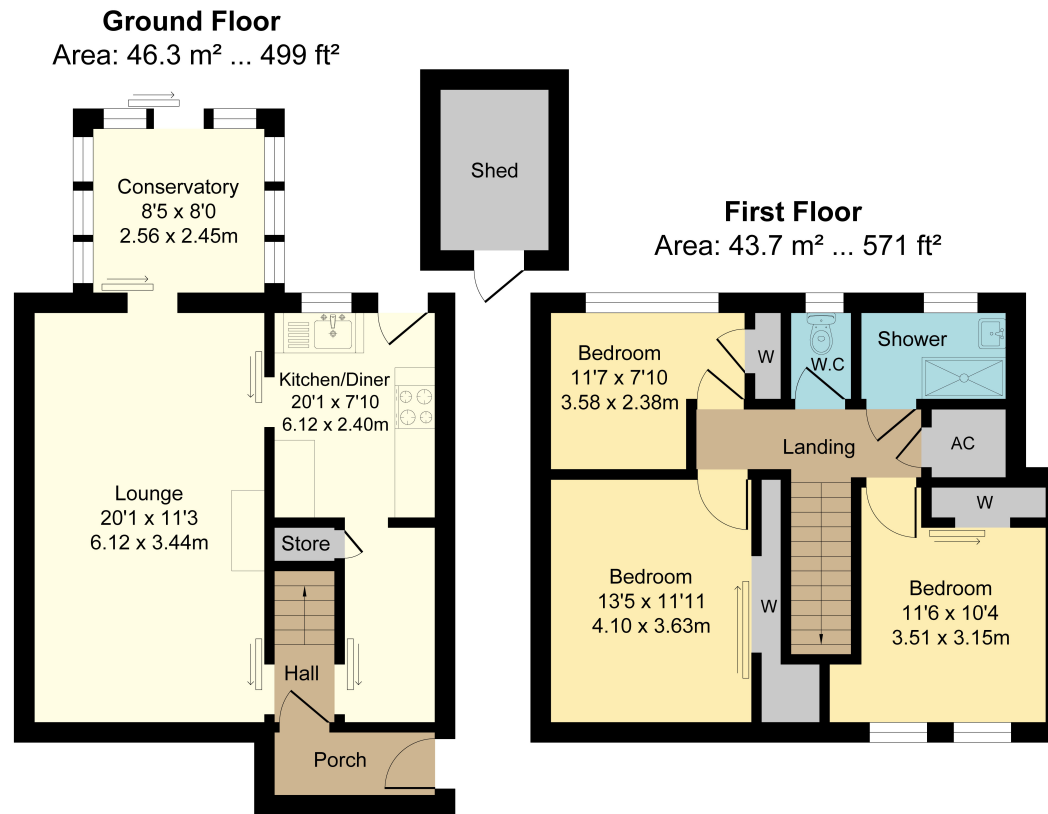
Rear

South Easterly rear garden approx. 90ft in length, patio area leading up to a garden laid to lawn with established beds and borders, timber storage shed, green house, gated access to nature reserve at rear and gated access to front at side.

Front

Block paved driveway providing off road parking for 2/3 cars, gated access at side to rear.





Total Area: 90.0 m² ... 1070 ft² (Excluding Void)
All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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