



59 Sale Drive, Clothall Common, Baldock, Hertfordshire. SG7 6NS







## 2 Bedroom End of Terrace House

### £325,000 Freehold

Satchells Estate Agents presents to market this great size two-bedroom, freehold property set in this popular cul-de-sac location. The property boasts a large lounge, modern kitchen on the ground floor and a rear conservatory extension. Upstairs are two good size bedrooms and a family bathroom. Outside is a generous size rear garden with side access to the front. This property also includes off street parking and is a five minute walk to Baldock's historic High Street.



- Chain Free
- Town Centre Location
- Off Street Parking
- End of Terrace
- Great Condition
- Freehold
- Viewings Recommended
- EPC rating D. Council tax band C

## **Ground Floor**

### **Entrance:**

Double glazed front door.

### **Hallway:**

Doors leading to:

### **WC:**

Low level WC and hand wash basin, double glazed window to front aspect.

### **Kitchen:**

Abt. 8' 0" x 6' 5" (2.44m x 1.96m) Double glazed window to front aspect. Range of wall mounted and base level units with plumbing for washing machine, stainless steel sink & drainer, gas over/hob. extractor fan.

### **Lounge:**

Abt. 15' 0" x 12' 5" (4.57m x 3.78m) Double glazed window to rear aspect, double glazed doors leading to conservatory, wooden flooring, radiator.

### **Conservatory:**

Abt. 12' 0" x 8' 5" (3.66m x 2.57m) Double glazed door/windows to rear aspect, wooden flooring, radiator.

## **First Floor**

### **Bedroom One:**

Abt. 12' 5" x 9' 0" (3.78m x 2.74m) Two double glazed windows to front aspect, fitted carpets, radiator.

### **Bedroom Two:**

Abt. 12' 5" x 9' 0" (3.78m x 2.74m) Double glazed window to rear aspect, built in storage, fitted carpets, radiator.

### **Bathroom:**

Low level WC, hand wash basin, panelled bath, adjustable shower head, frosted window to side aspect.

### **Outside**

#### **Outside:**

Rear garden, mainly laid to lawn, decking seating area, side gate access leading to front.

### **Agents Note:**

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



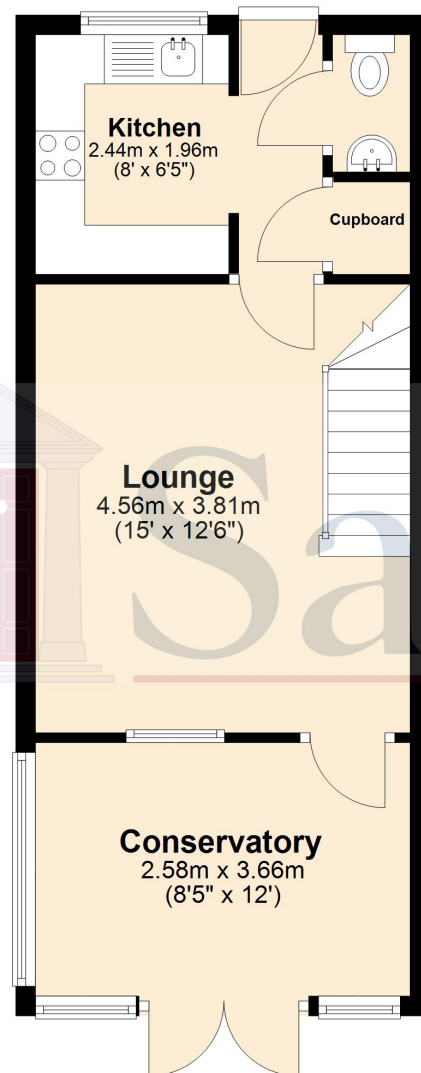




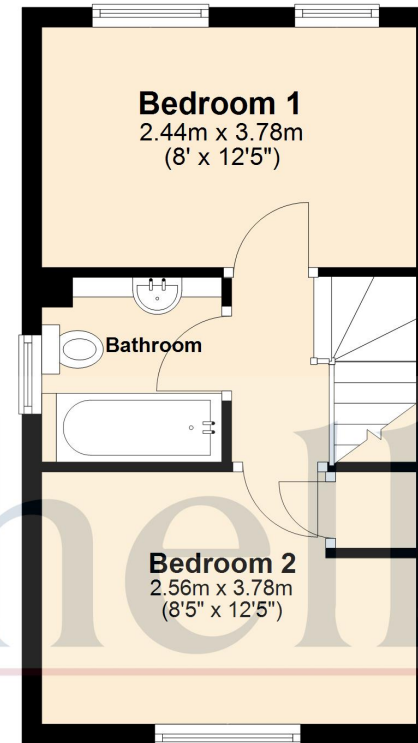
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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