



43

# 43, London Road

Baldock,

Hertfordshire, SG7 6NB

Freehold - Guide price £450,000

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A light, spacious & extended chain free 3 bedroom semi-detached, bay fronted family home in need of internal modernisation throughout. Country Properties are delighted to present to the market this excellent refurbishment opportunity for owner occupiers or investment buyers alike! Located on London Road, Baldock and within walking distance to all town centre amenities, on the ground floor this wonderful home offers 2 large reception rooms, kitchen and a cloakroom. On the first floor are 3 spacious bedrooms and the family bathroom. Externally the home offers driveway parking for multiple vehicles leading to the detached tandem length garage to the side/rear and an approx 80ft rear garden. In need of cosmetic refurbishment throughout and offering scope for further extension STTP, this is an opportunity to create something special!

- 1930's Bay fronted Semi-Detached home
- 3 Good size bedrooms
- Extended to rear
- Large rear garden
- Driveway for multiple vehicles
- Modernisation required throughout
- Council Tax band C
- EPC rating F

## Accommodation

### Entrance Porch

Storage cupboard, door to:

### Entrance Hallway

15' 9" x 6' 6" (4.80m x 1.98m)

Window to the front aspect, wall mounted electric storage heater, stairs to first floor, under stairs cupboard, doors to:

### Cloakroom

Window to the side aspect, WC, wash hand basin.

### Dining Room

14' 7" into bay x 14' 4" (4.45m x 4.37m)

Bay window to the front aspect, wall mounted electric heater, Fireplace with tiled surround and hearth.

### Lounge

22' 1" x 12' 9" (6.73m x 3.89m)

Wall mounted electric heater, sliding door to rear garden, side door to garden.

### Kitchen

9' 1" x 6' 6" (2.77m x 1.98m)

Window to the side aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, space for washing machine, fridge/freezer, cooker, slim line dishwasher.

### First Floor

#### Landing

Window to the side aspect, loft hatch, doors to:

#### Bedroom One

12' 6" x 12' 3" (3.81m x 3.73m)

Window to the front aspect.

#### Bedroom Two

12' 6" x 12' 5" (3.81m x 3.78m)

Window to the rear aspect.

#### Bedroom Three

10' 2" x 6' 6" (3.10m x 1.98m)

Window to the front aspect.



## Bathroom

Window to the rear aspect, WC, wash hand basin, bath with shower over, airing cupboard.

## External

### Rear

Patio leading to South Easterly facing Rear Garden laid to lawn measuring approx. 80ft with established beds and borders, green house.

### Tandem Garage

30' 2" x 9' 5" (9.19m x 2.87m)

Double doors to front, pedestrian door to side.

### Front

Front garden laid to raised beds and driveway providing parking for 3-4 cars leading to tandem garage at side. Gated access to rear at side.

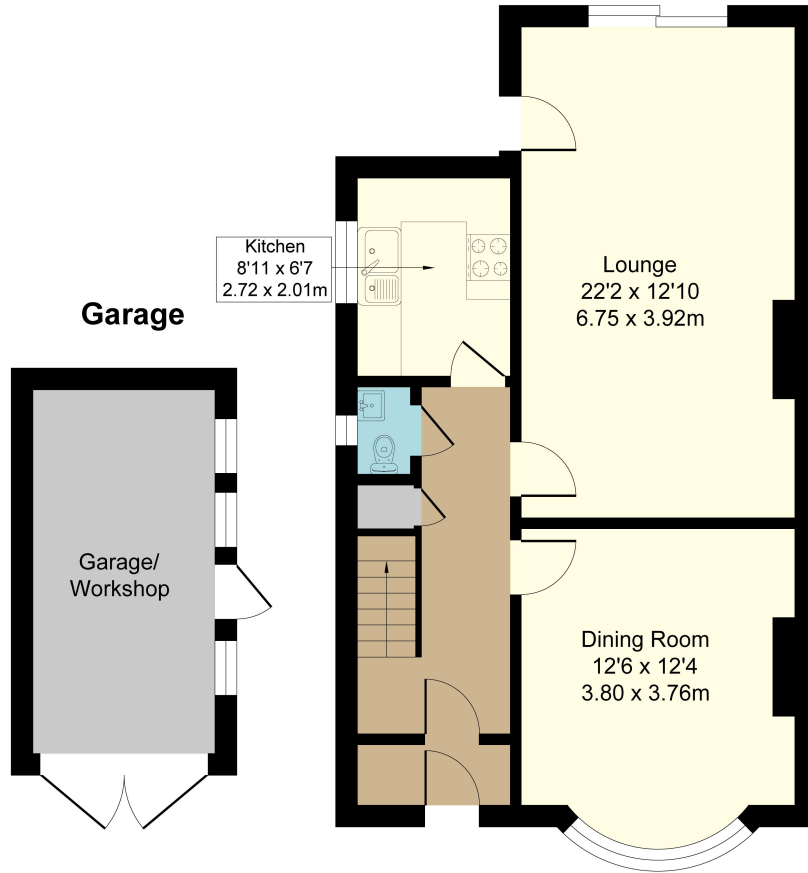




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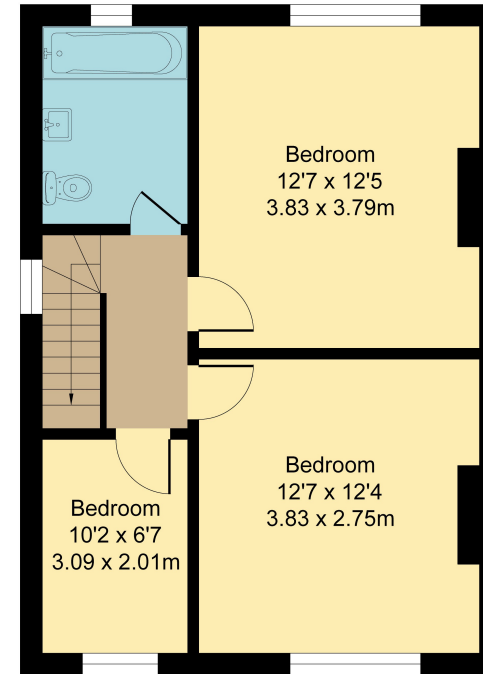
## Ground Floor

Area: 63.4 m<sup>2</sup> ... 683 ft<sup>2</sup>



## First Floor

Area: 52.0 m<sup>2</sup> ... 560 ft<sup>2</sup>



Total Area: 115.4 m<sup>2</sup> ... 1243 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>31</b>	
(1-20)	<b>G</b>		
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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