



9, Clare Crescent

Baldock,
Hertfordshire, SG7 6JR
Freehold £400,000

COUNTRY PROPERTIES

PART OF HUNTERS

Set in a generous plot is this well presented 3 bedroom end terrace home located within walking distance of Baldock High Street and all amenities.

- Off Street Parking for multiple vehicles
- Good size rear garden
- Gas central heating
- Characterful features
- Downstairs cloakroom

Ground Floor

Front door to:

Entrance Hall

Under stairs storage cupboard, radiator, stairs to first floor.

Lounge

14' 10" x 10' 0" (4.52m x 3.05m)
Window to front aspect, window to rear aspect, radiator x 2, cast iron fireplace.

Dining Room

10' 0" x 9' 10" (3.05m x 3.00m)
Radiator, brick fireplace, window to front aspect.

Kitchen

14' 11" x 9' 4" (4.55m x 2.84m)
Window to rear aspect, window to side aspect, range of wall mounted and base units with work surface over & inset sink and drainer. Space for dishwasher, cooker, washing machine & tumble dryer.

Cloakroom

W.C, wash hand basin, window to rear aspect.

First Floor

Landing

Window to side aspect x 2, loft hatch.



Bedroom 1

13' 0" x 11' 7" (3.96m x 3.53m)

Window to front aspect, radiator, built in wardrobe.

Bedroom 2

14' 10" x 10' 11" (4.52m x 3.33m)

Radiator, cupboard housing boiler, window to front aspect, window to rear aspect.

Bedroom 3

9' 5" x 6' 4" (2.87m x 1.93m)

Radiator, window to side aspect.

Bathroom

Wash hand basin, radiator, bath with shower above.

Separate W.C

Wash hand basin, radiator.

External

Rear Garden

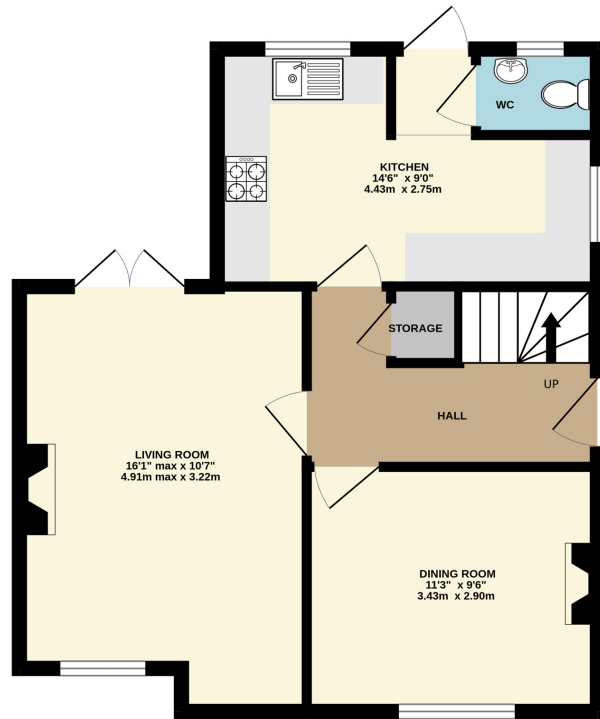
Mainly laid to lawn with patio area to front. Gated access to side.

Front Garden

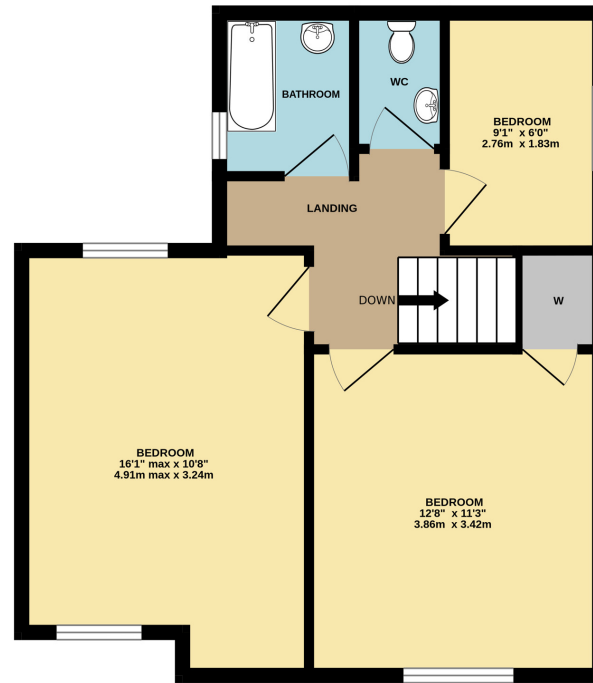
Off road parking for 3-4 cars. Gated access to side.



GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

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