



39 South Road, Baldock, Hertfordshire. SG7 6BZ





3 Bedroom Terraced House

£325,000 Freehold

A beautifully presented two bedroom period property set in the heart of Baldock, offering easy reach to the bustling High Street and train station. The property boasts a welcoming lounge, generous dining room & kitchen with the bathroom located to the rear. Upstairs are two bedrooms with the third floor offering as a fully converted loft room. Outside is a large rear garden with a lovely decking area.



- Town centre location
- Downstairs bathroom
- Great condition
- Generous size garden
- Converted loft room
- Basement
- Viewings highly recommended
- EPC rating E. Council tax band C

Ground Floor

Entrance:

Via double glazed door.

Lounge:

Abt. 12' 0" x 11' 0" (3.66m x 3.35m) Double glazed window to front aspect, wooden flooring, radiator.

Dining Room:

Abt. 10' 0" x 9' 5" (3.05m x 2.87m) Double glazed window to rear aspect, wooden flooring, access to basement, radiator.

Kitchen:

Abt. 9' 0" x 7' 0" (2.74m x 2.13m) Range of fitted wall & base units, stainless steel sink & drainer, plumbing for washing machine, double glazed window to side aspect.

Bathroom:

Suite comprising low level WC, panelled bath and hand wash basin, double glazed window to rear aspect.

First Floor

Bedroom One:

Abt. 11' 0" x 9' 0" (3.35m x 2.74m) Double glazed window to front aspect, fitted wardrobe, fitted carpets, radiator.

Bedroom Two:

Abt. 10' 0" x 9' 5" (3.05m x 2.87m) Double glazed window to rear aspect, fitted carpet, radiator, stairs leading to:

Loft

Loft Room:

Abt. 10' 0" x 10' 0" (3.05m x 3.05m) Fully converted loft room, double glazed window to front aspect, fitted carpets.

Outside

Outside:

Large rear garden, mainly laid to lawn with patio/decking seating area.

Agents Note:

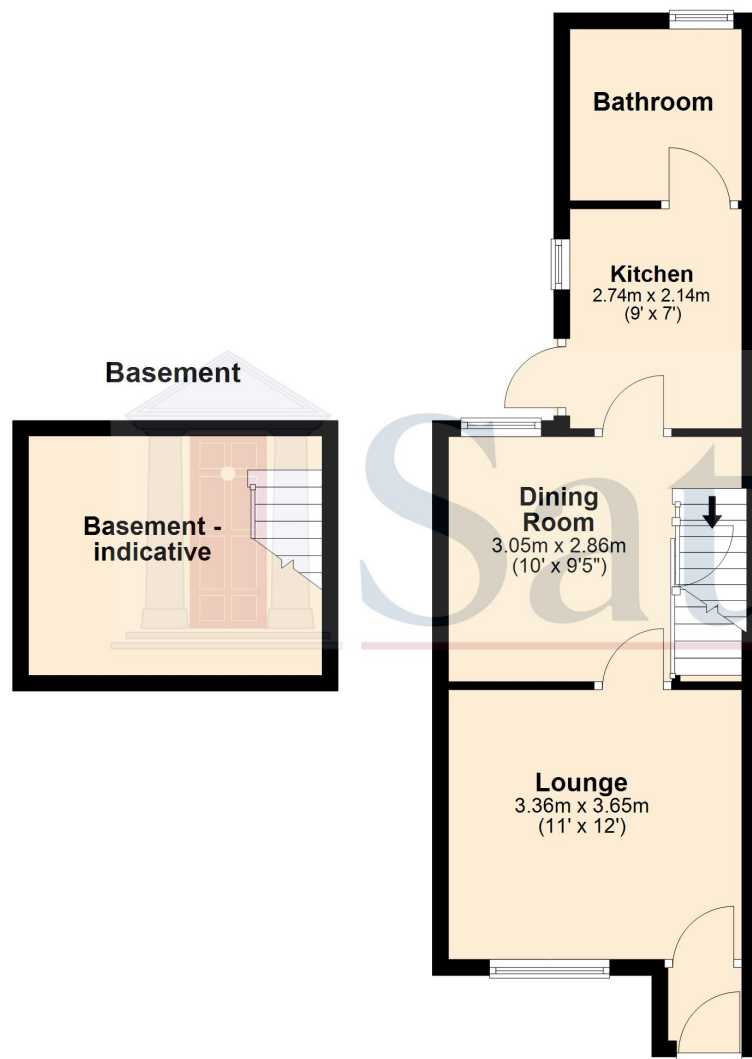
Draft particulars yet to be approved by vendor and maybe subject to change.



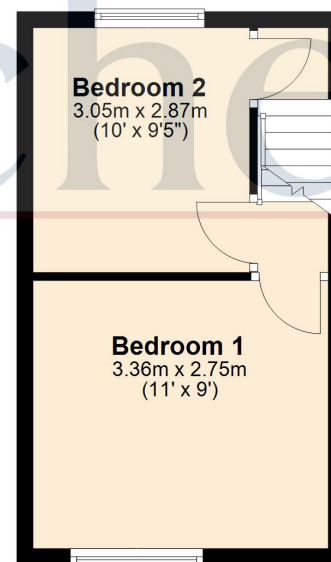


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

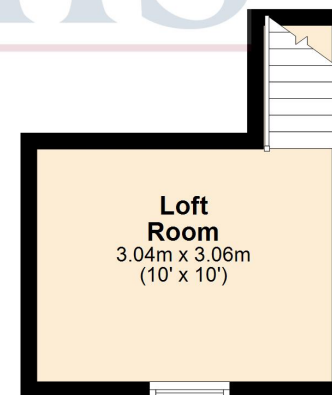
Ground Floor



First Floor



Second 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.