



Chiltern Road

Baldock,
Hertfordshire, SG7 6LT
Freehold - Guide Price £325,000

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A spacious 3 bedroom semi-detached home offered to the market chain free in need of full modernisation throughout. Located on Chiltern Road, Baldock and backing onto woodland, this fantastic home offers buyers the opportunity to create something special!

- Chain free!
- 3 Good size bedrooms
- Large tiered garden backing onto woodland
- Full modernisation required
- Popular residential location
- Council Tax band C / EPC rating C

Accommodation

Entrance Hallway

Window to the side aspect, radiator, stairs to the first floor, large storage cupboard, doors to:-

Wet Room

Fully tiled, window to the side aspect, heated towel rail, wash hand basin, Aqualisa shower.

Lounge

20' 2" x 11' 0" (6.15m x 3.35m)

Window to the front aspect, window to the rear aspect, two radiators, wall mounted gas fire, airing cupboard, door to:-

Kitchen

9' 2" x 9' 2" (2.79m x 2.79m)

Two windows to the side aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, integral induction hob, wall mounted gas boiler, door to:-

Store & Workshop

4' 9" x 7' 0" (1.45m x 2.13m)

External doors to rear garden on both sides.

First Floor

Landing

Window to the front aspect, loft hatch, doors to:-

Bedroom One

14' 2" x 9' 3" (4.32m x 2.82m)

Window to the front aspect, window to the rear aspect, radiator, built in wardrobe.



Bedroom Two

14' 3" x 11' 0" (4.34m x 3.35m)

Window to the rear aspect, radiator.

Bedroom Three

9' 3" max x 9' 4" (2.82m x 2.84m)

Window to the front aspect, radiator.

WC

Window to the side aspect, WC,
radiator.

External

Front

Front garden laid to lawn, gated
access at side to rear.

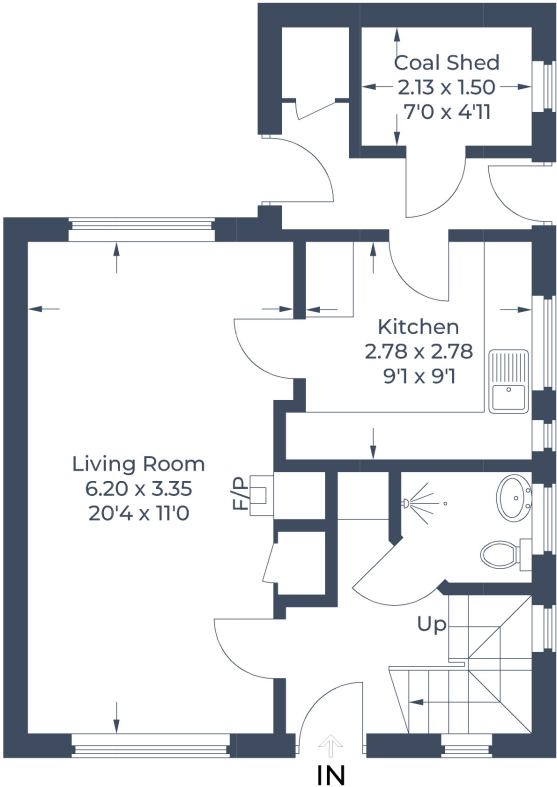
Rear

Tiered easterly facing rear garden
measuring approx 8ft x 25ft backing
onto woodland, gated access at
side to front.

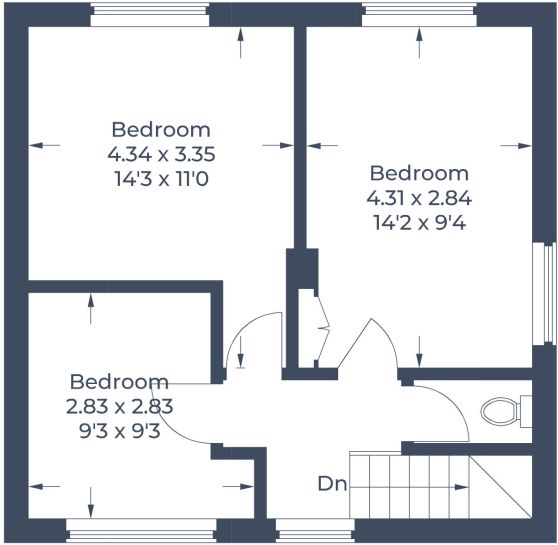




Approximate Gross Internal Area
Ground Floor = 48.3 sq m / 520 sq ft
First Floor = 39.4 sq m / 424 sq ft
Total = 87.7 sq m / 944 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	77
(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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