



Back Street, Ashwell, Baldock, Hertfordshire. SG7 5PF







## 3 Bedroom Semi-Detached House

### £475,000 Freehold

Set in the heart of the popular village of Ashwell, is this three bedroom semi-detached property. Owned since new by the current owner the property boasts a large lounge, kitchen, family room, utility room and shower room on the ground floor. On the first floor are three bedrooms and a family bathroom. Outside is off street parking for three cars, and a garage with a fair sized garden mainly laid to lawn with a patio area.

- Three bedrooms
- Family room
- Two bathrooms
- Three parking spaces
- Centre of Ashwell
- Garage
- Gas central heating
- EPC rating D. Council tax band D

## **Ground Floor:**

### **Entrance:**

Via wooden front door.

### **Entrance Hall:**

Radiator. Fitted carpet. Stairs to first floor. Door to:

### **Lounge:**

Abt. 20' 6" x 14' 4" (6.25m x 4.37m) maximum measurements. Double glazed window to front aspect. Two radiators. Gas fire. Fitted carpet. French doors to:

### **Family Room:**

Abt. 7' 10" x 11' 0" (2.39m x 3.35m) Double glazed doors to garden. Radiator. Fitted carpet.

### **Kitchen:**

Abt. 14' 0" x 7' 6" (4.27m x 2.29m) Range of fitted wall and base units. Stainless steel sink unit and drainer. Plumbing for automatic washing machine. Oven and hob. Double glazed window to side aspect. Radiator. Lino flooring.

## **Utility Room:**

Abt. 7' 10" x 4' 11" (2.39m x 1.50m) Double glazed window to rear aspect. Double glazed door to garden.

## **Cloakroom:**

Suite comprising low level WC, wash hand basin and walk-in shower cubicle. Radiator. Double glazed frosted window.

## **First Floor:**

### **Landing:**

Double glazed window to front aspect. Fitted carpet. Access to loft. Doors to:

### **Bedroom 1:**

Abt. 12' 3" x 10' 11" (3.73m x 3.33m) maximum measurements. Double glazed window to rear aspect. Radiator. Fitted carpet. Fitted cupboards.

### **Bedroom 2:**

Abt. 7' 9" x 10' 11" (2.36m x 3.33m) maximum measurements. Double glazed window to front aspect. Radiator. Fitted carpet. Fitted cupboard.

### **Bedroom 3:**

Abt. 7' 6" x 10' 9" (2.29m x 3.28m) maximum measurements. Double glazed window to rear aspect. Radiator. Fitted carpet. Fitted cupboard.

### **Bathroom:**

Suite comprising low level WC, panelled bath and pedestal wash hand basin. Double glazed window to side aspect.

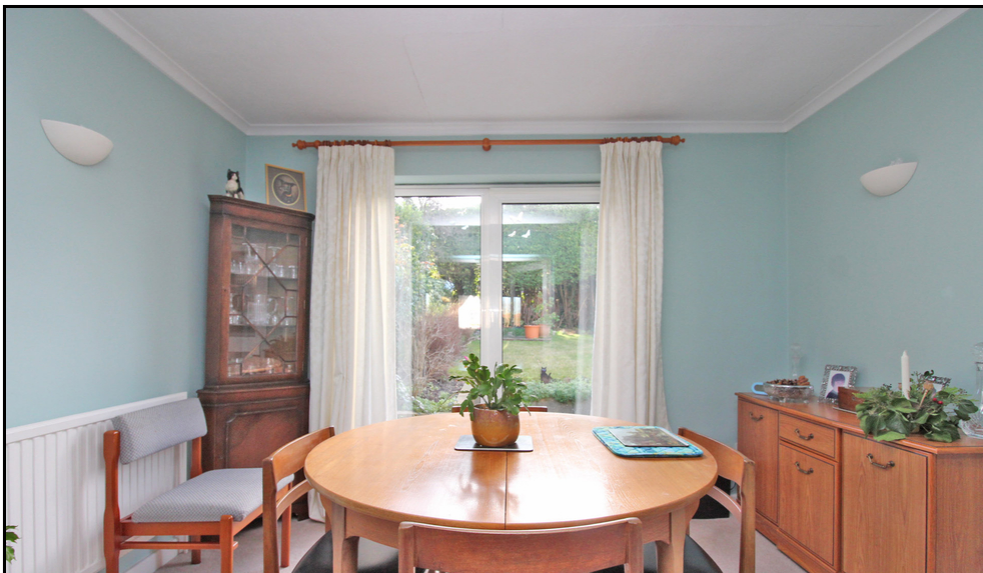
### **Outside:**

#### **Garden & Parking:**

Off street parking for three cars and single garage to rear. Mainly laid to lawn with patio area and greenhouse.

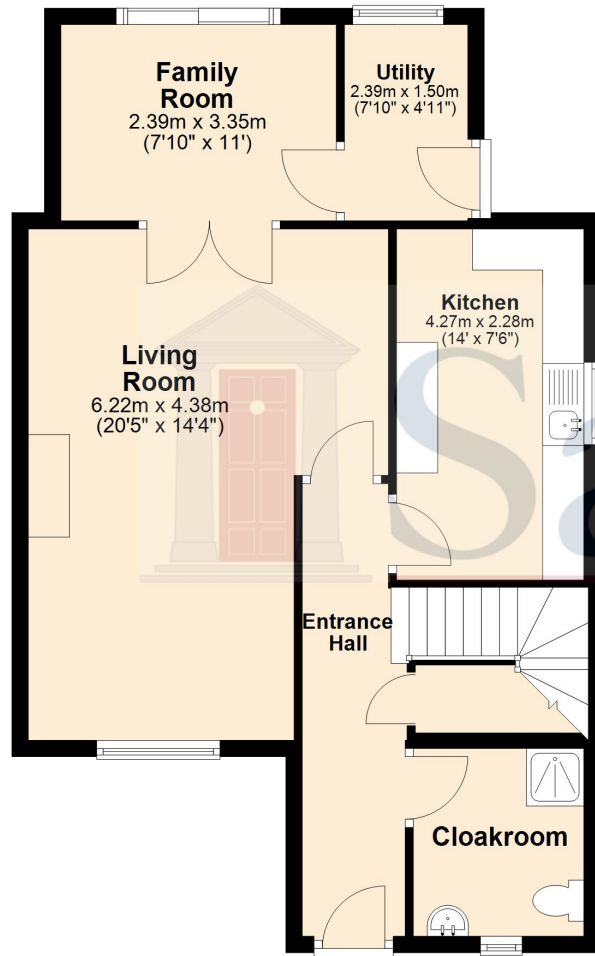




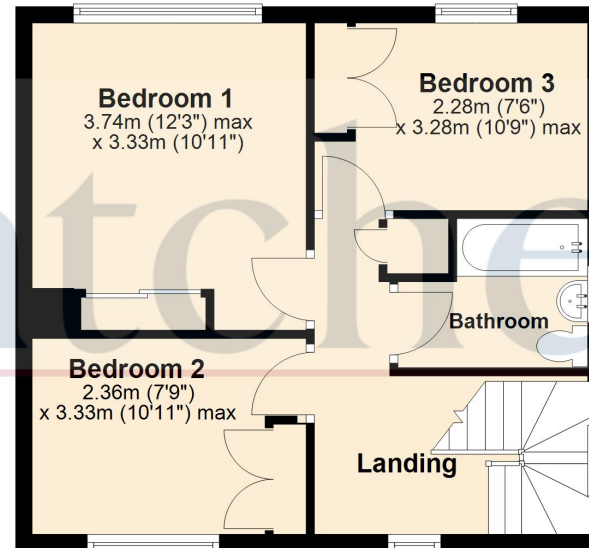


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

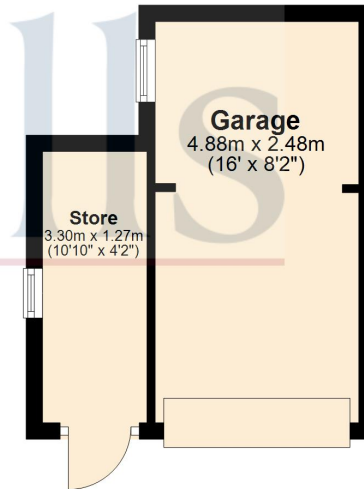
## Ground Floor



## First Floor



## Garage and Store



For illustrative 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.