8, Chauncy Gardens

Baldock,
Hertfordshire, SG7 6SZ
£300,000

COUNTRY PROPERTIES
PART OF HUNTERS

Open Day Saturday 3rd July, by appointment only Ideal for first time buyers. Potential to extend (STS) 2 DOUBLE bedroom End of Terrace house, positioned and situated at the end of a cul-de-sac on the popular Clothall Common in Baldock. The property benefits from 15ft living room, fitted kitchen, 2 double bedrooms, bathroom, enclosed garden, garage and off road parking for 2 cars.

- Corner plot
- Potential to extend (sts)
- Cul-de-sac location
- 2 double bedroom end of terrace house
- 15ft living room
- Fitted kitchen
- Bathroom suite
- Gardens
- Garage & off road parking for 2 cars

Ground Floor

Entrance Porch

4' 0" x 2' 1" (1.22m x 0.64m)
Built-in storage cupboard.

Living Room

15' 8" x 12' 6" (4.78m x 3.81m)
Solid oak flooring. Stairs rising to first floor accommodation. Under stairs storage cupboard. Radiator. Fuse box (replaced a few years ago with a modern consumer circuit breaker unit.) Window to front. Door to:-

Kitchen

12' 6" x 7' 4" (3.81m x 2.24m)
Fitted with a range of eye and base level units with roll top work surfaces over. Plumbing for washing machine. Space for fridge/freezer. Sink and drainer unit. Cooker with gas hob, electric oven, grill and extractor over. Tiled splash backs. Window to rear. Door to rear garden.

First Floor

Landing

7' 6" x 7' 2" (2.29m x 2.18m)
Doors to:-

Bedroom One

12' 6" x 8' 2" (3.81m x 2.49m)
Built-in wardrobes with over head storage. Radiator. 2 windows.

Bedroom Two

12' 6" x 7' 4" (3.81m x 2.24m)
Built-in wardrobe. Airing cupboard housing hot water tank and shelving. Radiator. Window.

Bathroom

White 3 piece suite. Panelled bath with electric shower over, ceramic tiled splash back and glass splash screen. Low level WC. Wash hand basin. Chrome upright heated towel.

Outside

Front

Mainly laid to lawn with shrubs surrounding. Rear access through timber gate. Block paved pathway leading to front entrance. Off road parking for 2 cars.

Rear Garden

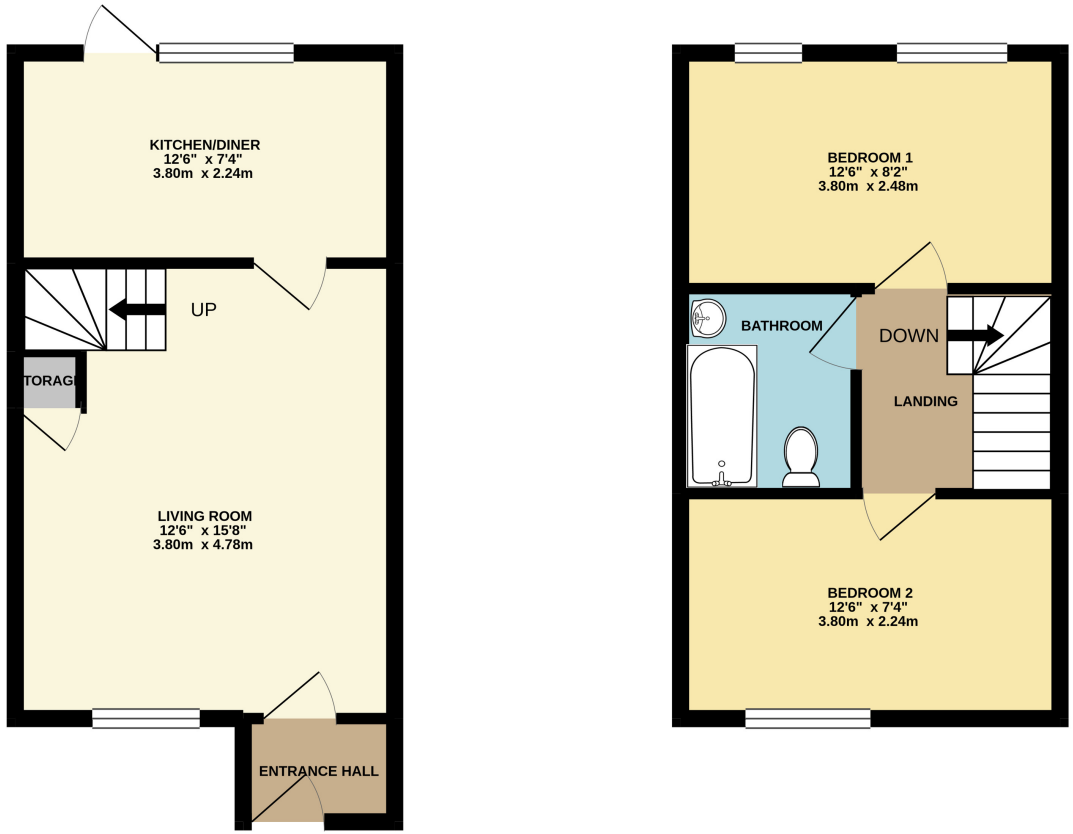
Mainly laid to lawn with raised timber decking patio area. Block paved patio area. Timber fence surrounding.

Garage

Up and over metal door. Power and light.

GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.

1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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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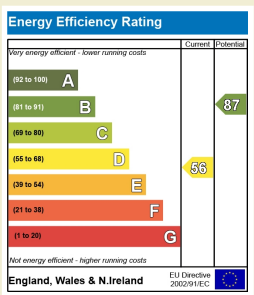

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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