



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





## 2 Bedroom Terraced House

### Offer in Excess of £325,000 Freehold

A charming two bedroom character cottage set in the heart of one of Hertfordshire's most pretty villages. The property is bursting with charm and boasts a lounge, kitchen and bathroom on the ground floor and two bedrooms on the first floor. Outside is a large rear garden and parking for one car. The property is offered to the market on a chain free basis.

- Two bedrooms
- Chain free
- Central village location
- Parking to rear
- Large rear garden
- Modern fitted kitchen
- Ground floor bathroom
- EPC rating E. Council tax band C

## Ground Floor

### Entrance:

Via wooden half glazed front door

### Front Room:

Abt. 12' 4" x 10' 9" (3.76m x 3.28m) Window to front aspect.

Radiator. Fitted carpet. Feature fireplace and surround.

### Kitchen:

Abt. 12' 4" x 7' 9" (3.76m x 2.36m) Range of wall and base units with stainless steel sink and drainer unit. Plumbing for washing machine. Doors and windows to garden.

### Bathroom:

Suite comprising panelled bath, low level wc and hand wash basin. Window to rear aspect.

## Bedroom One:

Abt. 11' 1" x 10' 9" (3.38m x 3.28m) Window to front aspect.

Radiator. Fitted carpet.

## Bedroom Two:

Abt. 7' 9" x 7' 8" (2.36m x 2.34m) Window to rear aspect.

Fitted carpet. Radiator.

## External

### Rear Garden:

Large rear garden mainly laid to lawn with flower bed borders.

### Parking:

Parking for 1 car to the rear of the property.

### Agents Note:

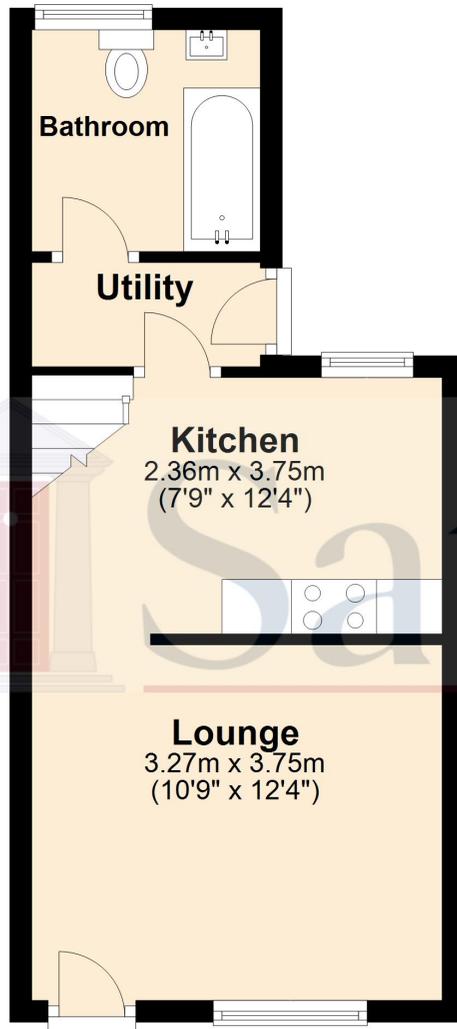
Draft particulars yet to be approved by the vendor and may be subject to change.



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.

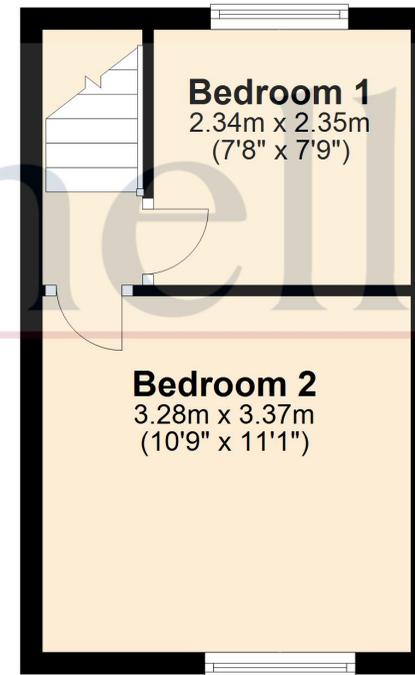
## Ground Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



## First Floor

Approx. 19.3 sq. metres (207.3 sq. feet)



Total area: approx. 47.4 sq. metres (510.4 sq. feet)

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.