



Football Close, Baldock, Hertfordshire. SG7 5AH

Satchells



## 3 Bedroom Semi-Detached House £475,000 Freehold

Satchells Estate Agents present this charming three-bedroom semi-detached property set in the heart of Baldock town centre. Perfectly positioned within easy walking distance of Baldock's bustling High Street, the property benefits from excellent access to local amenities, schools, and transport links. This property offers three bedrooms, two reception rooms, converted wet room, kitchen and integrated garage. The rear garden offers a mobile office/work station whilst to the front of the property is a driveway that holds up to three cars. Early Viewings Highly Recommended!

- Town centre location
- Semi-detached
- Two reception rooms
- Garage
- Chain free
- Brilliant size
- Off street parking
- Three bedrooms
- Early viewings highly recommended
- Awaiting EPC. Council tax band C
- Newly fitted boiler & central heating
- Newly fitted windows and fascia's
- Internal doors recently updated



**Ground Floor:****Entrance:**

Via double glazed Upvc door. Double glazed window to front aspect.

**Hallway:**

Access to all rooms. Fitted carpets. Radiator.

**Lounge:**

Abt. 12' 5" x 11' 0" (3.78m x 3.35m) Double glazed window to rear aspect. Fitted carpets. Electric fireplace.

**Reception Room:**

Abt. 12' 5" x 12' 0" (3.78m x 3.66m) Double glazed window to front aspect. Fitted carpets. Fireplace.

**Kitchen:**

Abt. 9' 0" x 7' 5" (2.74m x 2.26m) Double glazed window to rear aspect. Range of fitted wall and base units. Stainless steel sink and drainer. Free standing appliances.

**First Floor:****Bedroom One:**

Abt. 12' 5" x 11' 0" (3.78m x 3.35m) Double glazed window to rear aspect. Fitted carpets. Radiator.

**Bedroom Two:**

Abt. 12' 5" x 12' 0" (3.78m x 3.66m) Double glazed window to rear aspect. Fitted carpets. Radiator.

**Bedroom Three:**

Abt. 9' 0" x 7' 0" (2.74m x 2.13m) Double glazed window to rear aspect. Fitted carpets. Radiator. Built-in storage.

**Wet Room:**

Frosted window to front aspect. Suite comprising low level WC, hand wash basin with shower attachment. Tiled walls.

**Outside:****Rear Garden:**

Mobile units, office/work station. Garden mainly laid to lawn with patio seating area.

**Front Garden:**

Garage with driveway for three cars.

**Garage:**

Abt. 18' 3" x 11' 5" (5.56m x 3.48m) Doors to front and rear aspect. Storage throughout.

**Additional Information:****Agents Note:**

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

Certain photographs in this listing have been enhanced using AI technology to showcase the property's potential and may not represent the exact current condition.

**Anti-Money Laundering:**

Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

**Material Information:**

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view

of the seller based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Mains supply

Flood risk: Low

Mobile/Phone: TBC

Tenure: Freehold

Council Tax Band: C

Council tax payable: TBC

For further material information please contact the office marketing this property.

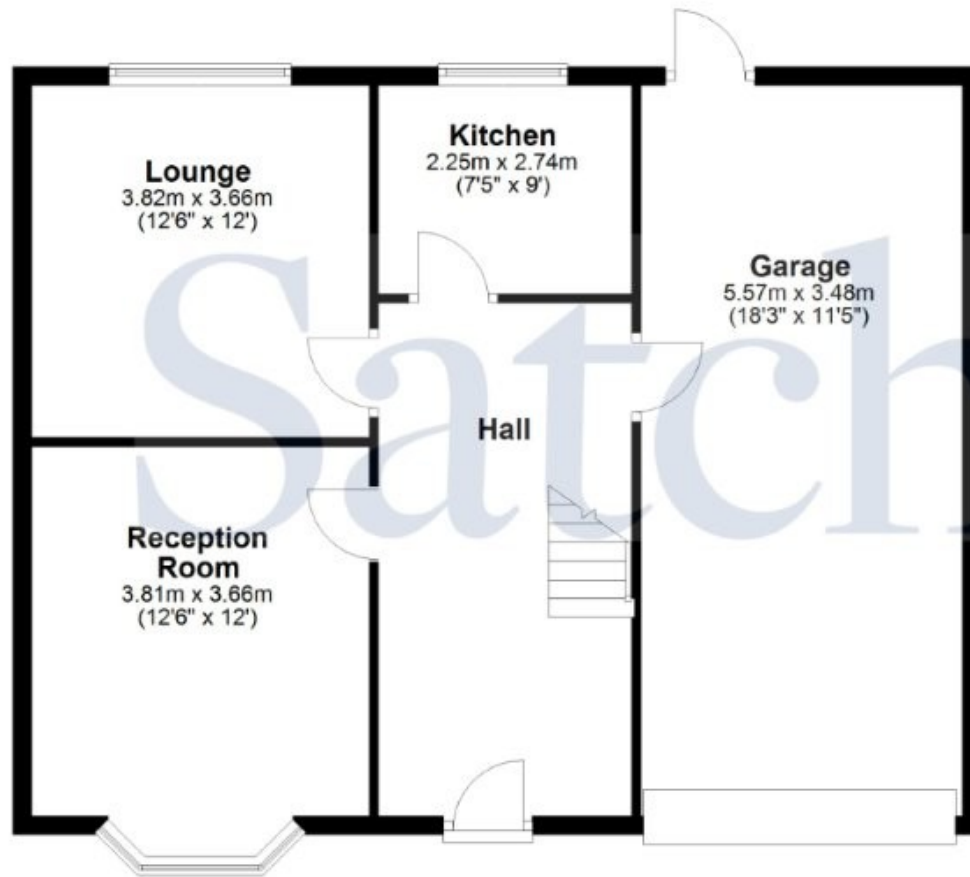




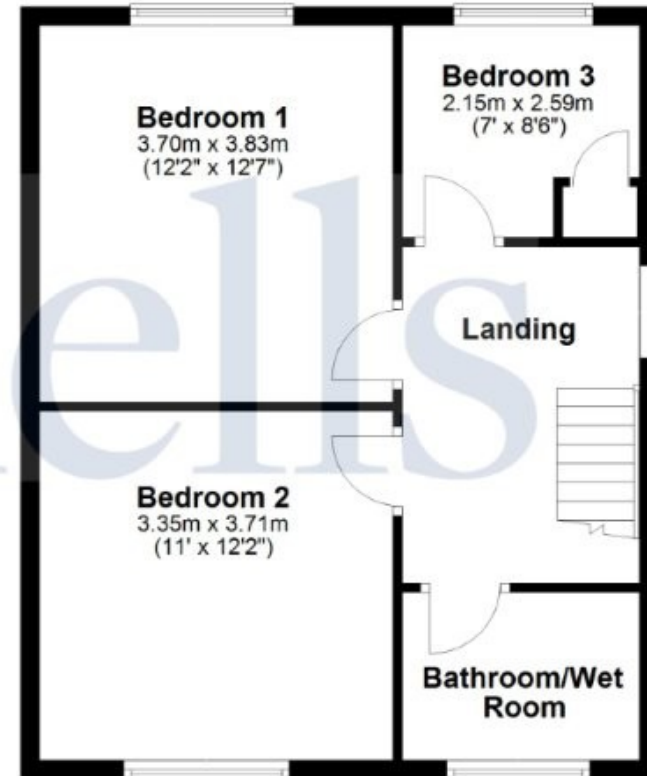
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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## Ground Floor



## First 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.