Chiltern Road, Baldock, SG7 6LT

**£350,000**

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**Chiltern Road, Baldock**

GARDEN OVERLOOKS WESTON WOODS | NEW COMBI BOILER | NEW CARPETS | THREE BEDROOMS | 20FT LIVING/DINING ROOM | FREEHOLD | POTENTIAL 6% YIELD|

Offered to the market CHAIN FREE a three bedroom semi-detached house in Chiltern Road, Baldock. Ideally located, the property is within walking distance of the historic Baldock High Street, local shops, schooling and countryside walks.

On the ground floor a wide entrance hall leads to a 20ft dual aspect living/dining room with feature fireplace and new french doors to the rear, kitchen with pantry and refitted shower room.

To the first floor is the master bedroom, second double bedroom with storage, third good sized single bedroom and WC.

Externally there is a good sized tiered garden overlooking Weston Woods with side gate access, brick outbuilding, front garden and ample communal and on road parking.

The property further benefits from double glazing, a new combi boiler, carpets and downstairs shower room. Council Tax is a Band C with North Herts.

**Entrance Hall**
Double glazed window to side aspect, carpet, radiator, uPVC front door

**Living/Dining Room**
*20'2" x 11'3"*
Double glazed window to front aspect, new double glazed french doors to rear aspect, carpet, electric fireplace, storage cupboard, radiator.

**Kitchen**
*12'2" x 8'9"*
Double glazed window to side aspect, double glazed back door, range of wall and base units, integrated electric hob and oven space for fridge/freezer and washing machine, pantry with double glazed window to side and brand new combi boiler, radiator.

**Shower Room**
Double glazed window to side aspect, corner shower cubicle, sink with vanity, low level WC, heated towel radiator, fully tiled.

**Landing**
Double glazed window to front aspect, carpet.

**Bedroom 1**
*14'1" x 10'11"*
Double glazed window to rear aspect, radiator, carpet.

**Bedroom 2**
*14'2" x 6'7"*
Double glazed window to rear aspect, double glazed window to side aspect, radiator, carpet, storage cupboard.

**Bedroom 3**
*9'2" x 7'0"*
Double glazed window to front aspect, radiator, carpet.

**WC**
Double glazed window to side aspect, low level WC

**Disclaimer**
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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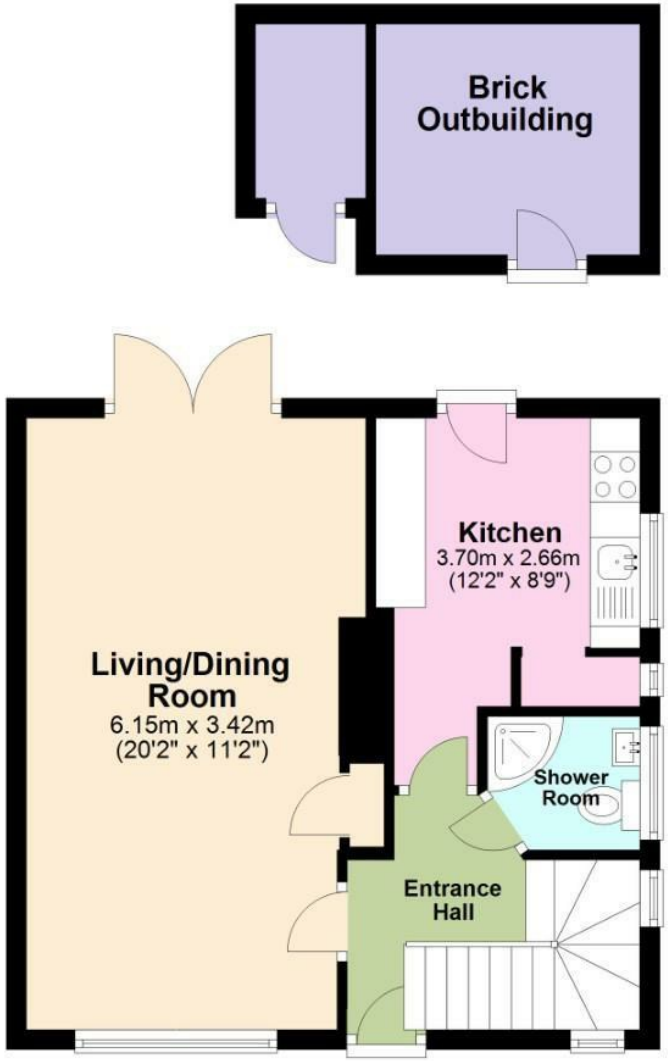
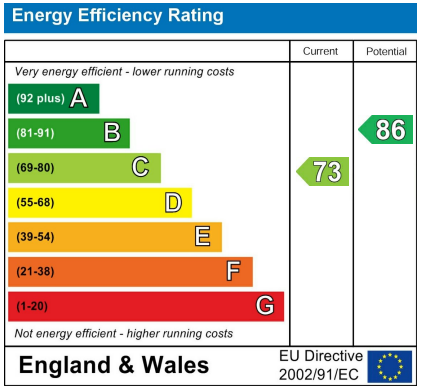
## Ground Floor

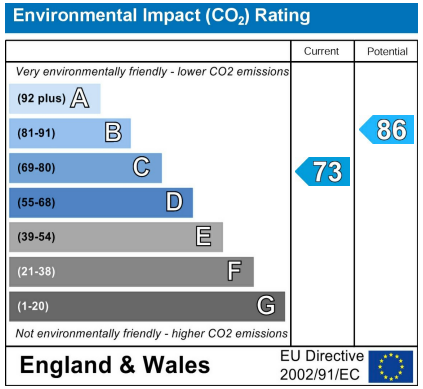



## First Floor

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.



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