

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**14 GROSVENOR ROAD WEST, BALDOCK,
HERTS, SG7 6NZ**

Price Guide

£585,000



First Step



3 Bedroom House - Semi-Detached located in Baldock

3 DOUBLE bedrooms... STUNNING Kitchen/Dining Room... Separate SITTING ROOM and FAMILY ROOM... Original PARQUET FLOORING... Parking for 2/3 CARS... PRIVATE GARDEN... Within walking distance to TRAIN & TOWN CENTRE...

INTERNAL

Ground Floor

Entrance Hallway

Dual aspect door to front and window to side aspects. Amtico flooring. Open under stairs storage area. Staircase to first floor. Doors leading to:

Cloakroom

Window to side aspect. White suite comprising: push button wc, vanity unit with wash hand basin. Heated towel rail, half tiled walls, ceramic tiled flooring.

Sitting Room

12'8" x 11'4"

Window to front aspect fitted with wooden shutters. Original herringbone parquet flooring. Open chimney breast. Opening leading to:

Family Room

10'6" x 7'8"

Continuation of original herringbone parquet flooring. Glazed double doors leading to:

Kitchen/Dining Room

23'7" x 18'0"

Dual aspect, two windows and French doors to rear aspect, 2 ceiling lantern windows, plus door to side aspect. A large range of wall and base high gloss units, coloured "Sandstone", with complimentary quartz worksurface and upstand - comprising soft closing doors, corner carousels, integrated BOSCH dishwasher, Rangemaster 2 oven and grill stove with 5 gas rings and extractor hood, white inset sink with drainer. Space for washing machine and upright fridge freezer. Amtico flooring, coloured White Oak. Full height door to storage cupboard with window to side aspect, housing the boiler (serviced 8/25) plus shelving.

First Floor

Landing

Window to side aspect. Loft access: partially boarded, light, ladder. Carpet. Doors leading to:

Bedroom 1

12'4" x 11'6"

Window to front aspect fitted with wooden shutters. Bespoke 4-door built in wardrobe, fitted with shelves and rails. Carpet.

Bedroom 2

11'4" x 8'4"

Window to rear aspect. Carpet.

Bedroom 3

12'5" x 7'2"

Window to front aspect. Laminate flooring.

Family Bathroom

Window to rear aspect. White suite comprising: fully tiled panelled bath with wall mounted shower and glass screen, push button wc, vanity unit with large oval wash hand basin. Heated towel rail, ceramic tiled flooring, fully tiled walls, sensor lighted wall mirror.

EXTERNAL

Front / Driveway

L-shaped block paved parking for 2/3 cars, block paved to side of house with gated access to rear garden. External light.

Rear Garden

Fence perimeters, mainly laid to lawn with entertaining patio. Private garden with established shrubs and a variety of trees. External light, power, tap. Side gated access to driveway.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band D

Traditional brick and block construction

Windows replaced in 2016

Mains utilities

Local Area

Baldock is an historic market town, it has a population of around 10,000 and is situated within the district council area of North Hertfordshire and the county of Hertfordshire.

Easy access to A1/M1, fast trains into London Kings Cross & St Pancras from Baldock railway station circa 40-45mins and trains direct to Cambridge circa 20-25 mins.



Even though it is the smallest town in North Herts district, it has many architecturally significant buildings with more listed buildings than any of the others in the district. In fact, it is among only five towns in the whole of Hertfordshire listed by the Council for British Archaeology as being of national importance. Baldock almost runs into the larger Letchworth Garden City, the two lying each side of the A1 motorway.

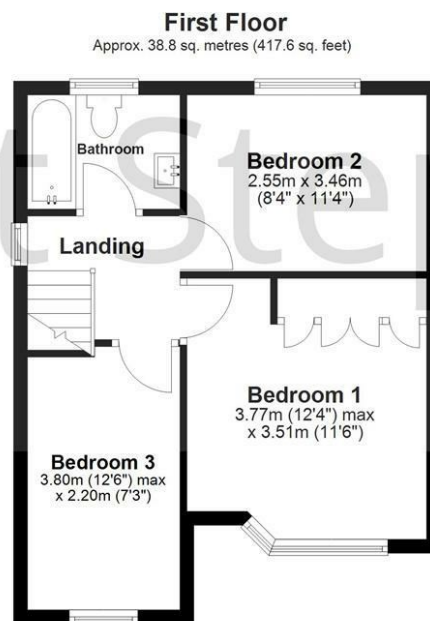
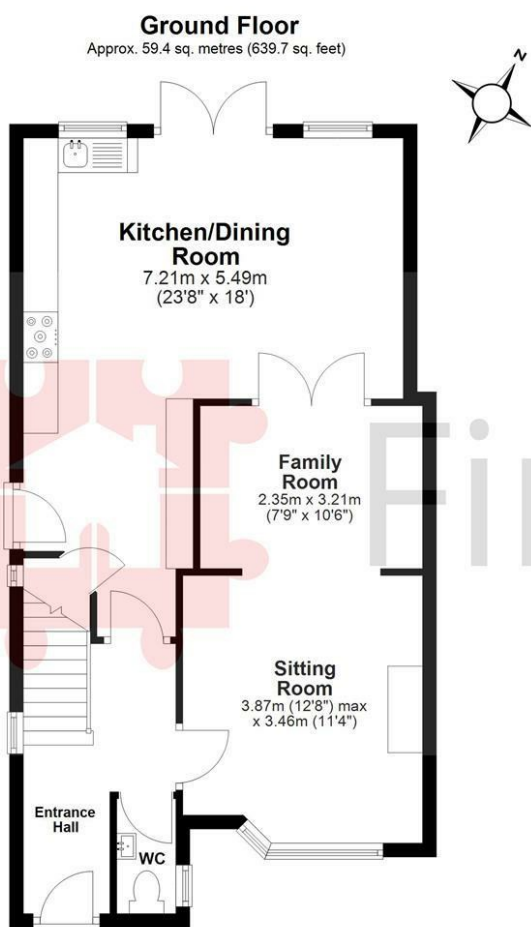
With its impressive architectural heritage, true to its history as a coaching town and centre of the malting industry, it is still very popular with socialites and party goers. At the same time, it has its own vibrant community life and ancient and attractive shopping environment, boasting excellent restaurants, pubs, bakery and butchers and especially excellent schools.

Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.





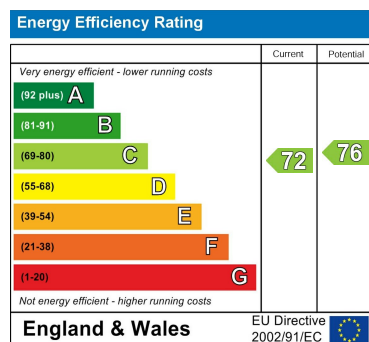
Total area: approx. 98.2 sq. metres (1057.3 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step