

FREEHOLD



House - Semi-Detached (EPC Rating: D)

13 TURPINS WAY, BALDOCK, HERTS, SG7 6LW

Price Guide

£475,000



First Step



3 Bedroom House - Semi-Detached located in Baldock

CHAIN FREE... 3 bedroom SEMI DETACHED home... Utility Room... Living Room with BAY WINDOW... Kitchen/Breakfast Room... Separate DINING Room... Garage & driveway parking.. Private GARDEN... Within walking distance to town centre & train station...

INTERNAL

Ground Floor

Entrance Hallway

Front door to side aspect.

Living Room

16'3" x 12'5"

Double glazed window to front aspect. Carpet. Feature brickwork fireplace fitted with gas fire (currently disconnected) and wooden shelved storage.

Kitchen/Breakfast Room

18'6" x 9'1"

Double glazed window to side aspect. A range of white shaker style wall and base units fitted with complimentary work surface, sink with mixer tap, freestanding dishwasher and cooker, undercounter fridge. Open plan to leading to Dining Room and door leading to Utility Room.

Dining Room

13'4" x 10'3"

Patio doors to rear aspect. Carpet.

Utility Room

13'4" x 6'2"

Two doors, one to side aspect and one to rear aspect. Vinyl flooring. Freestanding undercounter freezer, washing machine, tumble dryer. Shelving units.

Ground Floor Shower Room

Obscured window to front aspect. White suite comprising: wash hand basin, fully tiled electric shower, low level wc. Heated towel rail, fully tiled walls, vinyl flooring.

First Floor

Landing

Window to side aspect. Airing cupboard with water tank. Loft access: boarded with light and ladder. Boiler in loft. Carpet. Doors leading to:

Bedroom 1

12'6" x 11'2"

Double glazed window to front aspect. Carpet. Built in cupboard fitted with shelving.

Bedroom 2

12'6" x 10'7"

Double glazed window to rear aspect. Carpet. Built in storage units including chest of drawers and wardrobe.

Bedroom 3

8'5" x 7'9"

Double glazed window to front aspect. Carpet. Fitted bedbase (can be removed)

Family Bathroom

Dual aspect double glazed obscured windows to rear and side aspects. White suite comprising: Panelled bath with wall mounted shower, fitted with shower screen, wash hand basin, wc. Wood effect vinyl flooring, fully tiled walls, heated towel rail.

EXTERNAL

Front Aspect

Low level wall to front perimeter, mainly laid to lawn. Low level planter with established shrubs. Block paved pathway to front door and driveway. Access to garage and side gated access to rear garden.

Rear Aspect

Fenced perimeter, mainly laid to lawn with 2 entertaining patio areas. Established shrubs and trees. Wooden garden shed. External light and tap. Side gated access.

Garage and Driveway

Tandem parking for 2 cars. Single brick built garage with up & over door, fitted with light and power.

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 30mins.

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.

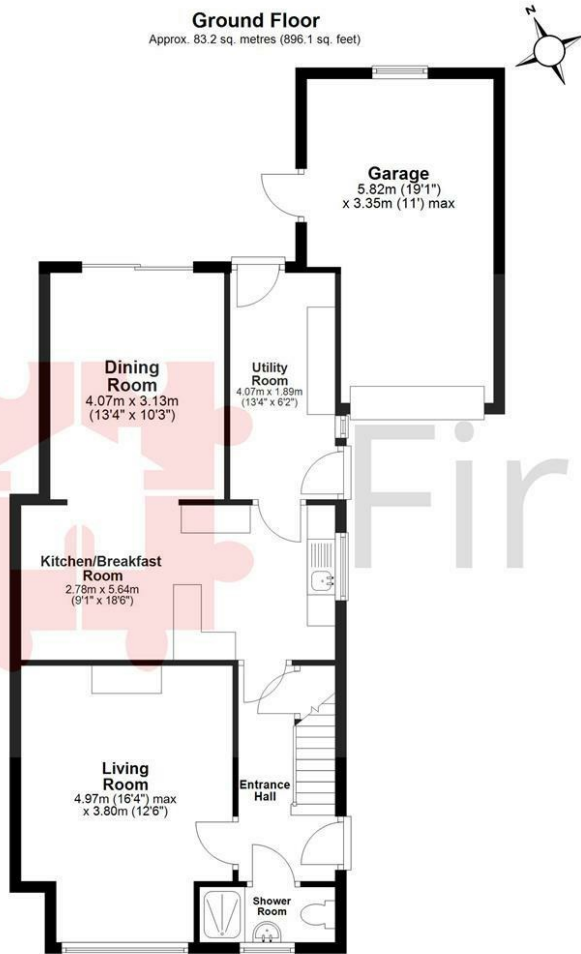
Agent Notes

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.

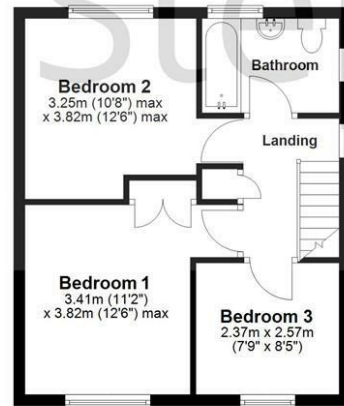
These details are to be used as a guide only and their accuracy is therefore not guaranteed.



Ground Floor
Approx. 83.2 sq. metres (896.1 sq. feet)



First Floor
Approx. 38.1 sq. metres (410.0 sq. feet)



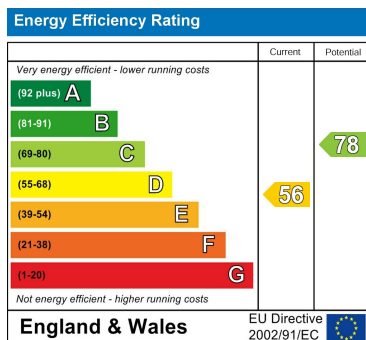
Total area: approx. 121.3 sq. metres (1306.1 sq. feet)

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