



# Walkers Court

High Street, Baldock,  
Hertfordshire, SG7 6TU  
Leasehold O.I.E.O £350,000

COUNTRY PROPERTIES  
PART OF HUNTERS

A rare opportunity to acquire this two bedroom, detached house located in a tucked away position behind the vibrant Baldock high street. The property does require some sympathetic updating throughout and is offered for sale with NO ONWARD CHAIN.

- Two bedroom detached house
- Private patio garden to the rear
- Gated private development
- Town centre location
- NO ONWARD CHAIN

## Ground Floor

### Entrance Hall

Stairs to first floor, radiator, under stairs cupboard.

### Kitchen

8' 3" x 6' 6" (2.51m x 1.98m)

Matching wall and base level units with work surface over and in-top sink with drainer, supply and space for cooker, space and plumbing for washing machine, window to rear aspect.

### Lounge/Dining Room

17' 9" x 11' 8" (5.41m x 3.56m)

French doors to rear, window to front aspect, radiator.

### First Floor

#### Landing

Hatch to loft vault.

#### Shower Room

Velux window to rear, shower cubicle, wash hand basin, low level W.C, radiator.



## Bedroom 1

14' 9" x 7' 9" (4.50m x 2.36m)  
Window to rear aspect, radiator.

## Bedroom 2

10' 3" x 9' 8" (3.12m x 2.95m)  
Window to front aspect, radiator,  
built-in cupboard,

## External

### Garden

Enclosed paved courtyard with  
timber shed.

### Agents Note:

Lease Term: 999 years from 1997

Service Charge: £80 pa



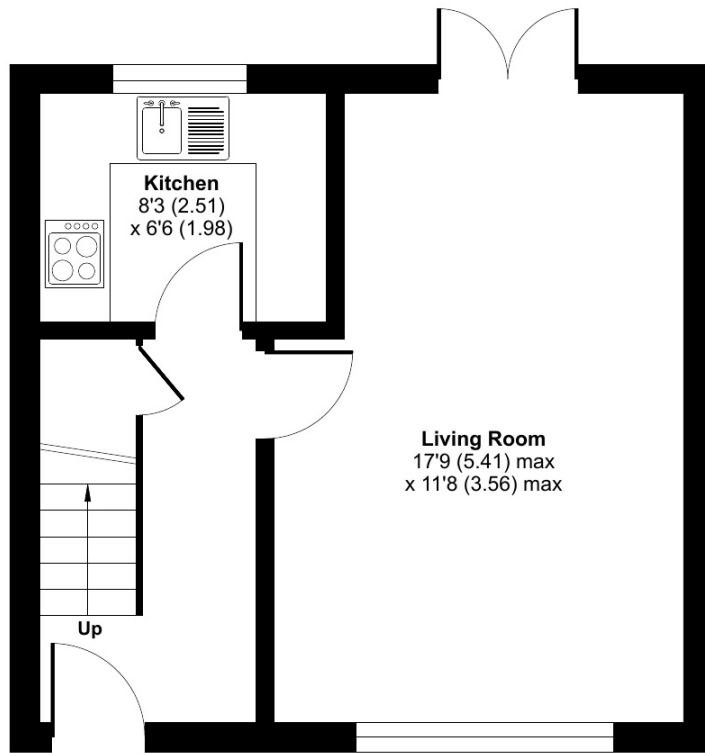


Approximate Area = 652 sq ft / 60.5 sq m

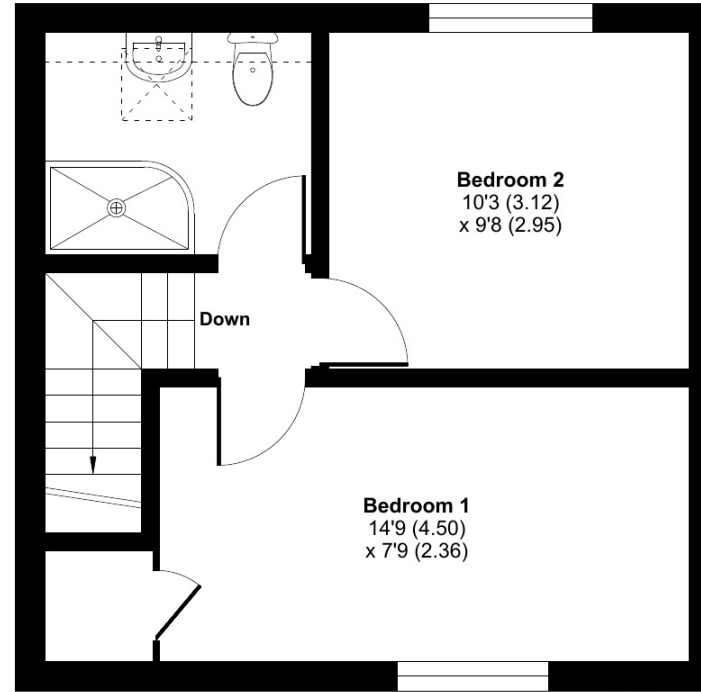
Limited Use Area(s) = 6 sq ft / 0.6 sq m

Total = 658 sq ft / 61.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

| Energy Efficiency Rating                           |          | Current | Potential               |
|--|----------|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> |          |         |                         |
| (92-100)   | <b>A</b> |         |                         |
| (81-91)  | <b>B</b> |         | 86                      |
| (69-80)  | <b>C</b> |         |                         |
| (55-68)  | <b>D</b> | 64      |                         |
| (39-54)  | <b>E</b> |         |                         |
| (21-38)  | <b>F</b> |         |                         |
| (1-20)   | <b>G</b> |         |                         |
| <i>Not energy efficient - higher running costs</i> |          |         |                         |
| England, Scotland & Wales                          |          |         | EU Directive 2002/91/EC |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1004874



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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