



Whitehorse Street, Baldock, Hertfordshire. SG7 6QQ

| Satchells



2 Bedroom Cottage £425,000 Freehold

Set in the heart of Baldock's historic high street is this deceptively large two bedroom house. The property is full of character and boasts a lounge, snug, 20ft family room, kitchen and bathroom on the ground floor, with two good sized bedrooms on the first floor. Unusually for the high street this property has a 200ft rear garden. The property is offered to the market on a chain free basis.



- Two bedrooms
- Town centre
- 200ft garden
- Extended
- Character cottage
- Chain free
- Awaiting EPC. Council tax band B

Ground Floor

Entrance:

Via original style front door

Lounge:

Abt. 15' 0" x 12' 7" (4.57m x 3.84m) Sash window to front aspect. Radiator. Carpet as fitted. Exposed beams.

Snug:

Abt. 15' 0" x 12' 7" (4.57m x 3.84m) Single glazed window to side aspect. Radiator. Laminate flooring. Exposed beams.

Family Room:

Abt. 22' 0" x 15' 0" (6.71m x 4.57m) Double glazed doors to garden. 2X Velux windows. Radiator. Fitted carpet.

Kitchen:

Abt. 10' 6" x 7' 0" (3.20m x 2.13m) Range of fitted wall and base units with roll top work surfaces. Oven and extractor hood. Plumbing for washing machine. 2X Velux windows. Tiled floor. Beams.

First Floor

Bedroom One:

Abt. 14' 0" x 14' 0" (4.27m x 4.27m) Single glazed window to front aspect. Radiator. Fitted carpet.

Bedroom Two:

Abt. 14' 0" x 9' 0" (4.27m x 2.74m) Single glazed window to side aspect. Radiator. Fitted carpet.

Bathroom:

Abt. 10' 6" x 7' 0" (3.20m x 2.13m) Low level WC. Panelled bath. Wash hand basin. Shower cubicle. half tiled walls. Velux windows.

Outside

Rear Garden:

Abt. 200ft. Large rear garden with paved patio area and mainly laid to lawn with fruit trees and mature bushes. Timber shed.

Additional Information

Anti-Money Laundering (AML):

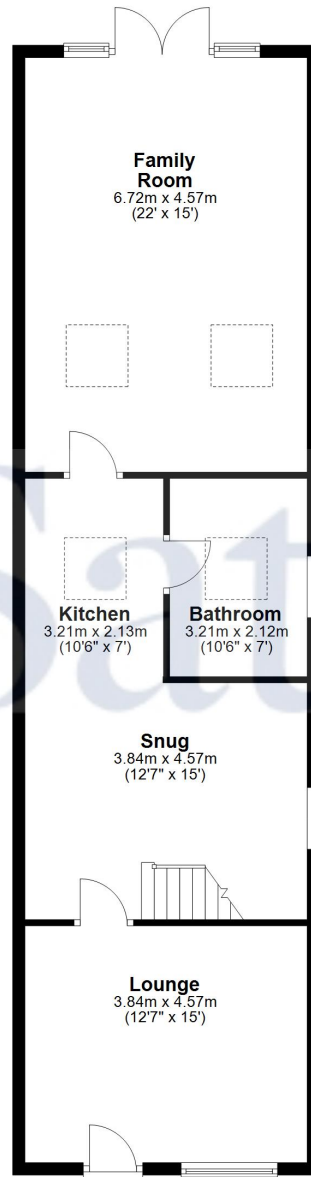
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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



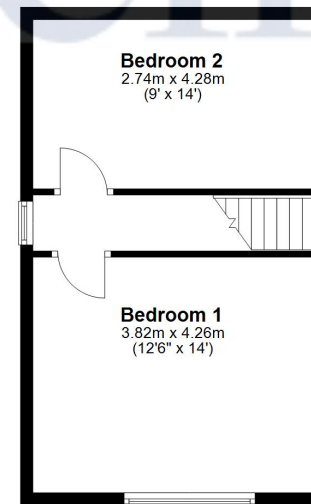
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Satchells

Ground Floor



First Floor



For illustrative 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.