



Larkins Close, Baldock Guide Price £280,000 to £290,000

Guide Price £280 to 290k. NO CHAIN - Possible quick move in! | Affordable Price: Listed for less than £325k, offering exceptional value in a sought-after area | Modern Terraced Home: Recently updated to provide a contemporary living space, perfect for modern lifestyles | Two Double Bedrooms: Spacious and adaptable, ideal for guests, or home offices | Low-Maintenance Interior: Hard flooring and neutral decor for easy upkeep and personal customisation | Fitted Kitchen: Compact yet modern, equipped with essentials for efficient cooking and less cleaning | Private Outdoor Space: with decking and gravelled area, great for relaxation and low in upkeep | Two Parking Spaces: No parking hassles with allocated spaces, adding convenience for car owners | Central Location: Just half a mile from the town centre, enabling easy access to local shops, cafes and restaurants | Excellent Commuter Links: Stones throw to the mainline station with fast routes to London, Cambridge and beyond, perfect for commuters



Guide Price £280 to 290k. A Great Sized MODERN Terraced House ONLY Half A Mile From The Town Centre For Less Than £325k? How Can That Be? Imagine your 10-minute weekend stroll to your favourite cafe / restaurant or pub in the heart of this HISTORIC North Hertfordshire market Town, with independent shops selling a variety of products and produce including an incredible family butchers and bakers. At the top of the high street there is a Tesco EXTRA supermarket open 24 hours

With the perfect balance of comfort and functionality, this home is an ideal choice for a variety of buyers. Whether you're a first-time buyer, looking to fly the nest or for someone stuck in a small flat, an investor or a downsizer, this home has everything you need. If you are an investor looking for a property that will see good levels of demand and consistent occupancy with no work to consider before you find your first tenant.....take a look. The yield is strong with over 5% P.A. return.

A good-sized living space dominates the ground floor with plenty of room for a sofa, armchair and other furniture. You can add soft furnishings and décor that reflects your personal style. Neutrally decorated with hard flooring which not only looks great but it's also easy to clean, making it the perfect choice for those who prefer low-maintenance living - you can rest assured that spills and messes can be easily wiped away.

The fitted kitchen isn't the biggest, but it has recently been modernised and has everything you need and a clean, bright finish. Chances are you both won't be cooking at the same time anyway and there is less cleaning.

When it is time to re-charge your batteries there are two decent sized double bedrooms with room for wardrobes. A second bedroom is ideal for staying guests; for those working from home a great office space or perhaps a nursery for a young family. A modern bathroom has a rainfall style shower over the bath. You can have an invigorating shower in the morning or a relaxing soak after a hard day at work.



Got a car? This property has two allocated parking spaces. To the rear a detached garden has a small patio area, where you can set up seating, and low maintenance gravelled area, ideal for soaking up the sun or enjoying a morning coffee.

With the Mainline Station, just round the corner you can steal a few precious extra minutes in bed and be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside, you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) and A10 serve Baldock well and take you North and South.

We expect a lot of interest in this property. Call the Leysbrook team today to view before someone else does!

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - D

| GROUND FLOOR

Living Room: Approx 13' 9" x 11' 7" (4.19m x 3.53m)

Kitchen: Approx 9' 8" x 5' 3" (2.95m x 1.60m)

| FIRST FLOOR

Bedroom One: Approx 10' 6" x 8' 4" (3.20m x 2.54m)

Bedroom Two: Approx 8' 7" MAX x 7' 5" (2.62m x 2.26m)

Bathroom: Approx 6' 0" x 5' 5" (1.83m x 1.65m)

| OUTSIDE

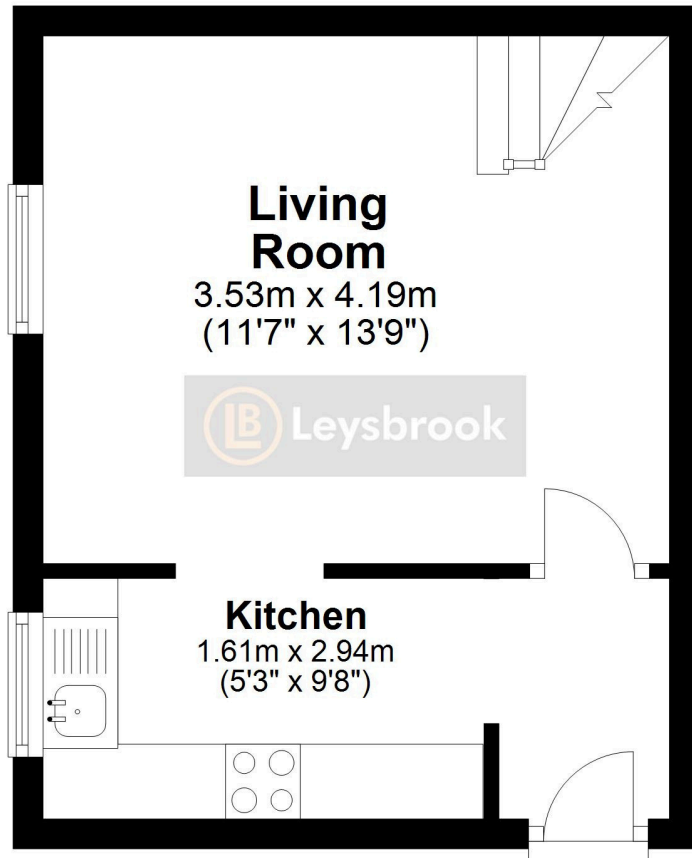
Two allocated off road parking spaces

Enclosed gated garden to the rear



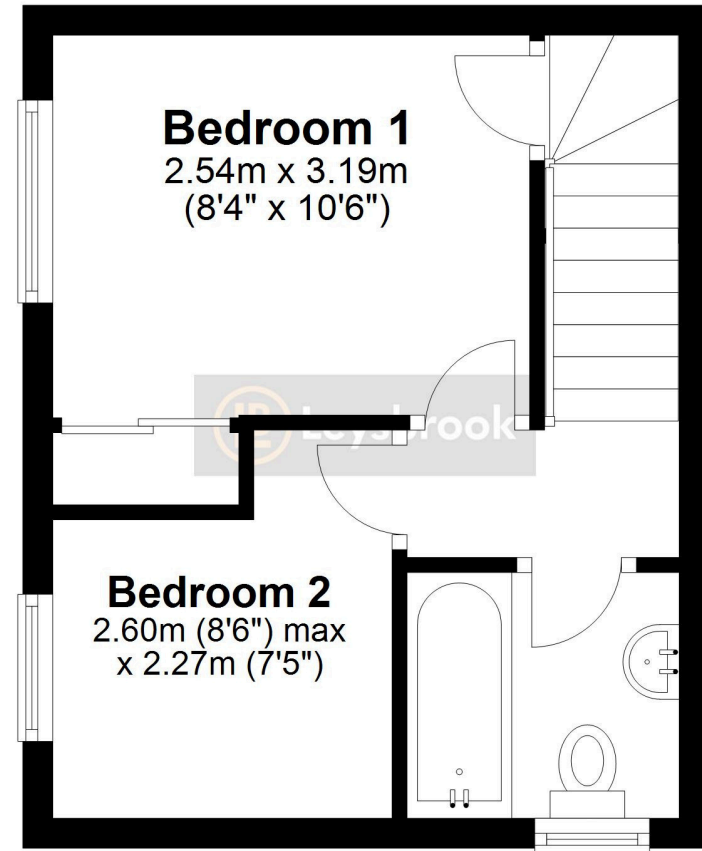
Ground Floor

Approx. 23.9 sq. metres (257.5 sq. feet)



First Floor

Approx. 21.9 sq. metres (236.0 sq. feet)



Total area: approx. 45.9 sq. metres (493.5 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC