



Musgrove Maltings, Baldock, Hertfordshire. SG7 6FF





## 2 Bedroom Mews House

### P.O.A. Freehold

Set in the heart of the Historic market town of Baldock, and set behind this gated development, is a stunning two bedroom mews House. The property offers easy access to the bustling high street with its café culture, and is only five minutes from the mainline train station, with links to London and Cambridge. One of only 10 properties, these homes are rarely available.



- Two bedrooms
- Freehold
- Town centre
- Gated development
- Mews house
- En-suite
- EPC rating C. Council tax band B

## **Ground Floor**

### **Entrance Hall:**

Upvc double glazed door to front leading to entrance hall with radiator, smoke alarm, intruder alarm panel, doors to kitchen lounge and cloakroom. Stairs rising to first floor.

### **Cloakroom:**

Suite comprising wash hand basin and low level wc.

### **Lounge:**

Abt. 15' 8" x 14' 2" (4.78m x 4.32m) Good size lounge with upvc double glazed window with secondary glazing to front. Radiator.

### **Kitchen/Diner:**

Abt. 15' 10" x 12' 10" (4.83m x 3.91m) A fantastic modern contemporary kitchen with range of wall and base units with granite worktops over. Integrated fridge/freezer, washing machine and dishwasher.Boiler. Inset spotlights. Smoke alarm. Tiled floor. Upvc double glazed window with secondary glazing to front.

## **First Floor**

### **Landing:**

Doors leading to all bedrooms. Airing cupboard housing hot water cylinder. The central heating is a duo type system ie the upstairs and downstairs are set independently which results in lower fuel bills.

### **Bedroom One:**

Abt. 15' 9" x 9' 6" Double bedroom with double glazed velux style window to front. Large cupboard/wardrobe and additional storage cupboard. Radiator. Carpet fitted.

### **En-Suite:**

Contemporary en-suite shower room comprising double shower cubicle with Mira shower, wash hand basin, low level wc. Tiled floor. Part tiled walls. Heated chrome towel rail.

### **Bedroom Two:**

Abt. 15' 8" x 8' 2" (4.78m x 2.49m) Double bedroom with upvc double glazed window with secondary glazing to front. Radiator. Storage cupboard. Carpet fitted.

### **En-Suite Two:**

Contemporary en-suite shower room comprising double shower cubicle with Mira shower, wash hand basin, low level wc. Tiled floor. Part tiled walls. Heated chrome towel rail.

**Outside**

**Parking:**

Covered allocated parking inside private gated courtyard with automated gates.

**Agents Note:**

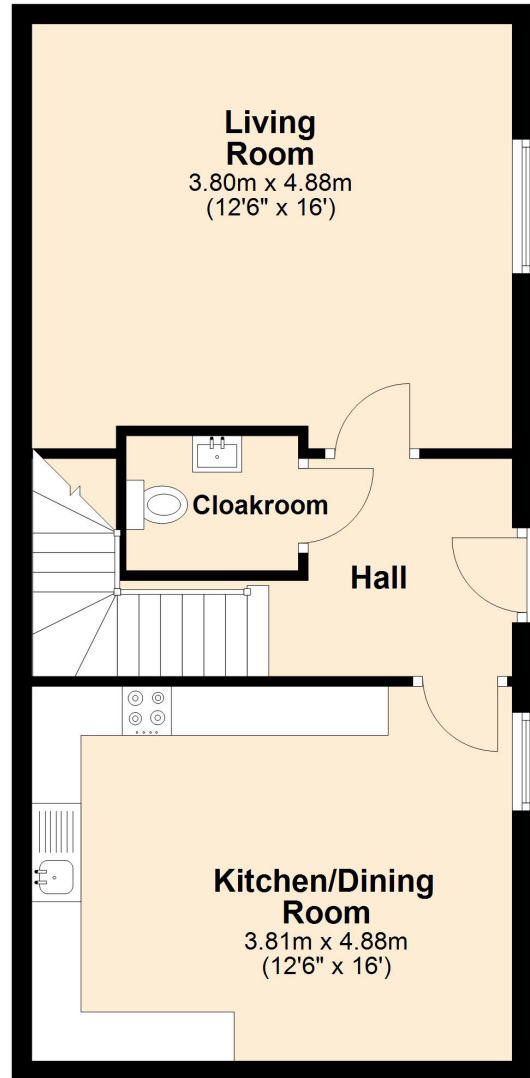
Draft particulars yet to be approved by the vendor and may be subject to change.



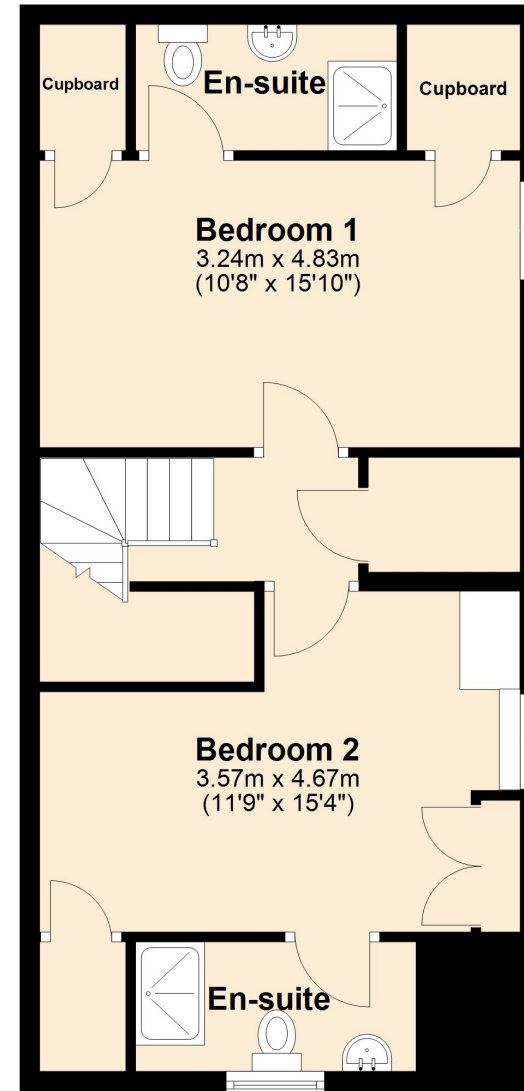


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

## 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.