



5, Bramley Close

Baldock,
Hertfordshire, SG7 5DF
OIEO £160,000

country
properties

A very well located 1 bedroom maisonette in need of modernisation with garage en-bloc in central Baldock. Situated in Bramley Close within a stones throw to Baldock mainline train station and town centre this FREEHOLD maisonette would make an ideal investment/first time purchase!

- Freehold maisonette (no service/ground rent charges)
- In need of modernisation throughout
- Central location within walking distance to all local amenities
- Garage en-bloc
- Potential rental income circa £900 PCM (Potential annual yield circa 6%)
- Chain Free!!

Accommodation

Entrance Hallway

Stairs to first floor.

Landing

Loft hatch, airing cupboard, doors to:

Bedroom

11' 10" x 8' 5" (3.61m x 2.57m)
Window to the rear aspect,
built in wardrobe space.

Bathroom

Window to the rear aspect,
bath with shower over and
screen, wash hand basin,
WC.

Lounge

16' 4" x 9' 4" (4.98m x 2.84m)
Bay window to the front
aspect, door to:



Kitchen

13' 5" x 5' 0" (4.09m x 1.52m)

Window to the front aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, space for cooker, washing machine and fridge/freezer.

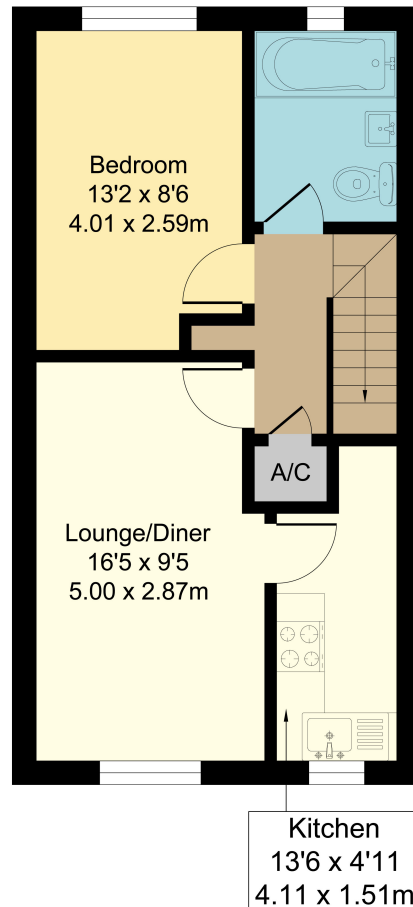
External

Two external brick store cupboards, garage en-bloc.



5 Bramley Close, Baldock

Area: 40.1 m² ... 432 ft²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

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