



Walnut Avenue

Baldock,
Hertfordshire, SG7 6BU
Freehold - Guide Price £350,000

country
properties

A very well presented and centrally located 2 double bedroom end terrace home within walking distance to all local schools, amenities and transport links. Located in Walnut Avenue, Baldock the property offers a lounge, kitchen and conservatory on the ground floor with 2 double bedrooms and family bathroom on the first. Externally there is an allocated parking space to the front and a larger than usual rear garden for the style of property measuring approx. 40ft x 30ft. A fantastic home that would suit first time buyers, investment buyers or downsizers alike!

- 2 Double bedroom end terrace home
- Larger than usual rear garden (approx. 40ft x 30ft)
- Allocated parking space
- Central location within walking distance to all local amenities and transport links
- Council Tax Band C
- EPC rating TBC

Accommodation

Entrance Hallway

Radiator, stairs to first floor, door to kitchen, door to lounge.

Kitchen

9' 7" x 5' 8" (2.92m x 1.73m)
Window to the front aspect, range of wall mounted and base level units with work surface over and inset sink with drainer. Integral oven/grill with gas hob and extractor over, space for fridge/freezer, washing machine, wall mounted boiler.

Lounge

14' 3" x 11' 9" (4.34m x 3.58m)
Radiator, electric feature fire with marble surround, under stairs cupboard, double doors to conservatory.

Conservatory

10' 8" x 9' 5" (3.25m x 2.87m)
Fully glazed, radiator, door to rear patio.



First Floor

Landing

Loft hatch, doors to:

Bedroom One

10' 10" x 9' 2" (3.30m x 2.79m)

Window to the rear aspect,
radiator, built in wardrobes.

Bedroom Two

12' 0" x 7' 7" (3.66m x 2.31m)

Window to the front aspect, built in
storage cupboard.

Bathroom

Window to the side aspect, bath
with shower attachment over and
screen, wash hand basin, heated
towel rail.

External

Front

Allocated parking, gated access
at side to rear.

Rear

Rear garden measuring approx
40ft x 30ft laid to lawn with beds
and borders, patio area at head
and at rear, timber storage shed,
gated access at side to front.





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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