

1 Womback Yard

Baldock, Herts,
SG7 6QB

Freehold £345,000

COUNTRY PROPERTIES
PART OF HUNTERS



A superb mews style townhouse situated in a central location within Baldock. The local amenities are practically on your doorstep and the train station is a short four minute walk away. The property comes with the added advantage of an integral garage and is a perfect 'lock and leave' or an ideal rental investment.

- Central location within Baldock
- Two bedrooms and open plan living space
- Accommodation over three floors
- Integral garage with electric door and utility area
- Still under building warranty with five years remaining

Ground Floor

Entrance Hall

Stairs to first floor, cupboard housing boiler, door to garage.

Garage

Electric door. Power & light. Supply for washing machine & tumble dryer.

Cloakroom

Low level W.C, wash hand basin.

First Floor

Landing

Stairs to second floor, telephone intercom system.

Lounge/Diner

Full length window to front aspect, door to front aspect leading to Juliette balcony. Full length window to side aspect, reveal to kitchen.

Kitchen

Comprising wall & base units, ceramic sink with drainer, window to front aspect, electric oven & hob with extractor over. Under unit lighting.

Second Floor

Landing

Velux window to rear aspect, storage cupboard, hatch to loft void, telephone intercom system.



Bedroom 1

Full length feature window to front aspect.

Bedroom 2

Window to rear aspect.

Bathroom

Velux window to front aspect, panelled bath with shower attachment, sink with vanity units, low level W.C, wall mounted heated towel rail.

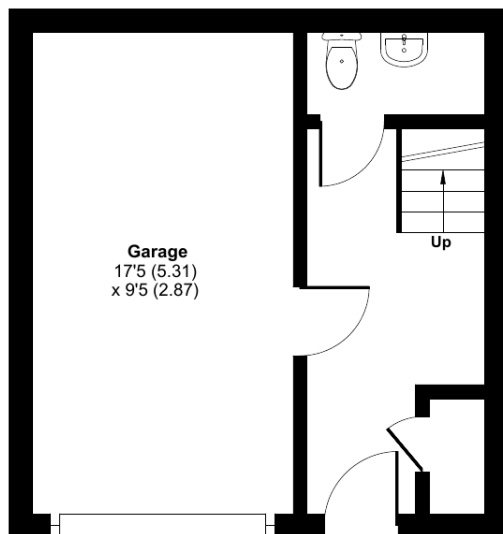




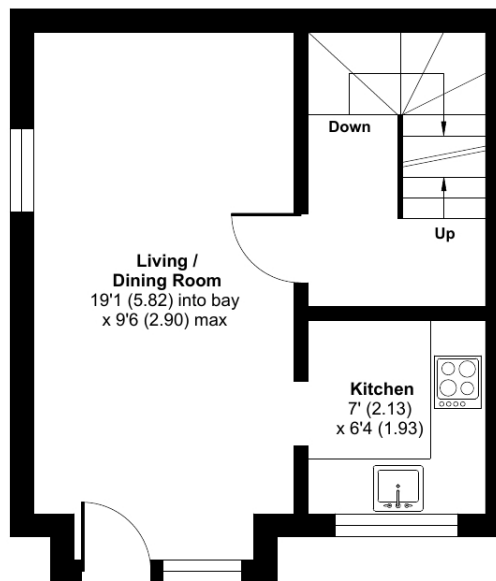


Approximate Area = 700 sq ft / 65 sq m
Limited Use Area(s) = 2 sq ft / 0.1 sq m
Garage = 164 sq ft / 15 sq m
Total = 866 sq ft / 80 sq m
For identification only - Not to scale

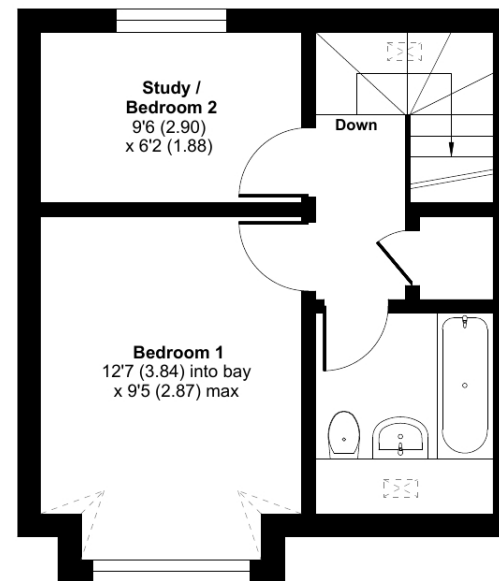
Denotes restricted
head height



GROUND FLOOR



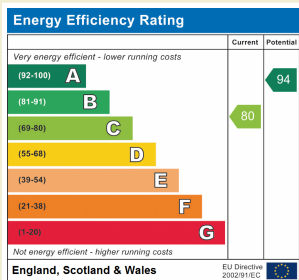
FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2023. Produced for Country Properties. REF: 934905



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

