



Page Close

Baldock,

Hertfordshire, SG7 6PT

Freehold - Guide Price **£325,000**

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A beautifully presented two bedroom terrace home in a popular residential location within walking distance to all local schools, transport links and town centre amenities! Located in Page Close, Baldock, this fantastic home offers off road parking to the front, a very well presented and low maintenance rear garden laid to patio and immaculate presentation throughout internally. A fantastic first time/investment purchase or ideal for a low maintenance downsize!

- Beautifully presented two bedroom terrace home
- Off road parking
- Low maintenance rear garden
- Walking distance to local schools, amenities and transport links
- Potential rental income of £1,400 PCM
- Council Tax Band C / EPC TBC

Accommodation

Ground Floor

Entrance Hall

Stairs to first floor, two radiators, under stairs cupboard, door to lounge, opening to:

Kitchen

7' 3" x 7' 8" (2.21m x 2.34m) Window to front aspect, range of wall mounted and base level units with work surface over with inset sink and drainer. Integrated oven/grill with induction hob and extractor over, space for fridge freezer and dishwasher.

Lounge

13' 4" x 13' 6" (4.06m x 4.11m) (max) – Window to rear aspect, two radiators, built in entertainment unit, large storage cupboard, external door to rear garden.



First Floor

Landing

Radiator, loft hatch, doors to:

Bedroom One

11' 4" x 7' 9" (3.45m x 2.36m) Radiator, window to rear aspect, built in wardrobes.

Bedroom Two

6' 8" x 10' 2" (2.03m x 3.10m) Window to front aspect, radiator, airing cupboard, built in storage cupboard (currently used as a small play space).

Bathroom

WC, wash hand basin, towel rail, bath with shower attachment over and screen.

External

Front

Driveway providing off road parking for one car and front garden laid to shingle, external porch utility cupboard housing washing machine and tumble dryer.

Rear

Rear garden laid to patio with timber storage shed and two electric points.

Agent's Notes

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.



Approximate Gross Internal Area
 Ground Floor = 27.7 sq m / 298 sq ft
 First Floor = 27.4 sq m / 295 sq ft
 Total = 55.1 sq m / 593 sq ft

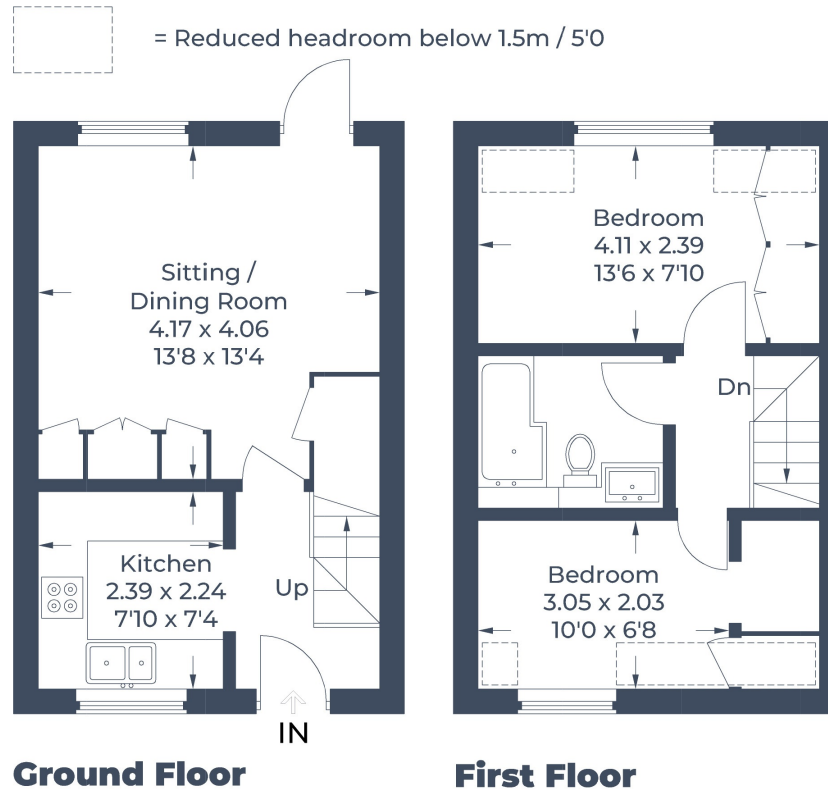


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	43
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 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

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