



# 74, Page Close

Baldock,  
Hertfordshire, SG7 6PU  
Guide Price - Freehold £250,000

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properties

Attention First time buyers and investors! Country Properties are pleased to offer another beautifully presented 1 bedroom terrace home in popular residential location! This wonderful home located in Page Close, Baldock has been updated cosmetically throughout by the current owners and offers a good size double bedroom, allocated parking and a South facing rear garden. An ideal first time or investment purchase!

- Beautifully presented throughout
- 1 Double bedroom
- Allocated parking for 1 car and visitor spaces
- South Facing Rear Garden
- Potential rental income circa £1100 pcm
- Council Tax band B & EPC Rating E

## Accommodation

### Entrance Hallway

Wall mounted electric heater, under stairs storage cupboard, opening to lounge, arched opening to:

### Kitchen

7' 3" x 6' 2" (2.21m x 1.88m)  
Window to the rear aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven/grill with induction hob and extractor over, space for a washing machine and fridge/freezer.

### Lounge

9' 2" x 13' 6" (2.79m x 4.11m)  
Window to the rear aspect, wall mounted electric heater, stairs to the first floor, external door to rear.



## First Floor

### Landing

Large storage/airing cupboard, doors to:

### Bedroom

9' 8" x 10' 1" (2.95m x 3.07m)

Window to the rear aspect, Wall mounted electric heater, storage cupboard, loft hatch.

### Bathroom

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

### External

### Rear

South facing rear garden with patio area at head and gated access to private rear pathway.

## Front

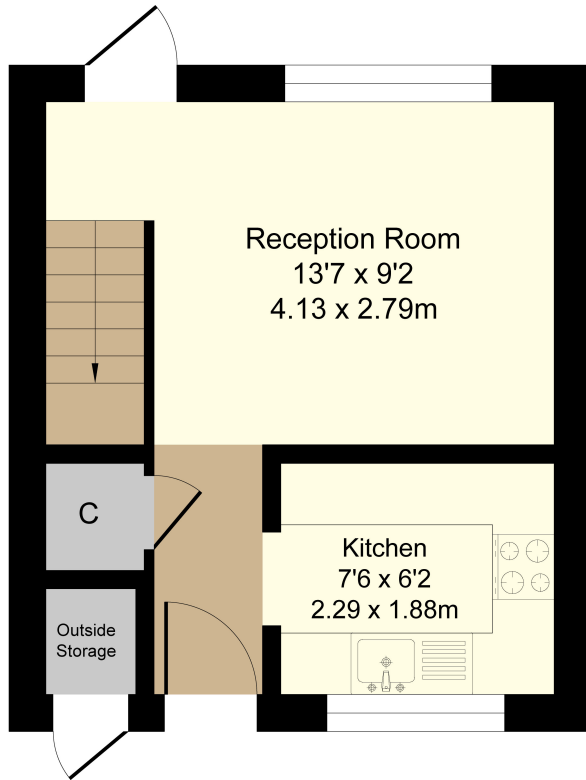
Front garden laid to lawn, allocated parking in forecourt in front of property, brick built external store in porch.



# 74 Page Close, Baldock

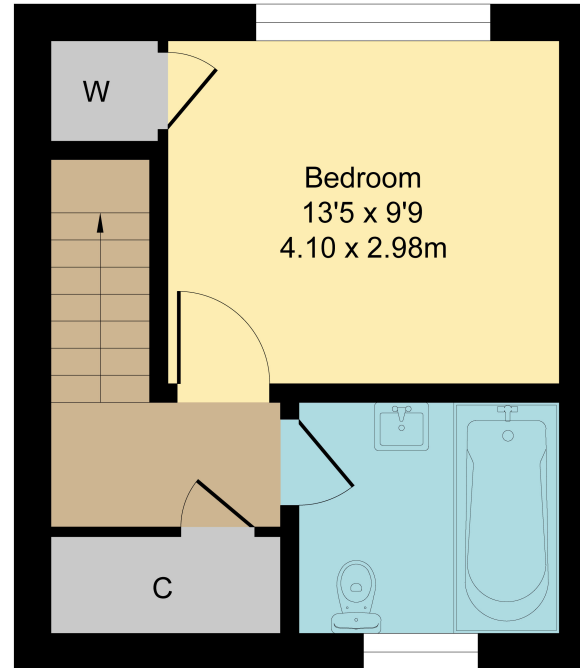
## Ground Floor

Area: 19.0 m<sup>2</sup> ... 205 ft<sup>2</sup>



## First Floor

Area: 19.5 m<sup>2</sup> ... 211 ft<sup>2</sup>



Total Area: 38.6 m<sup>2</sup> ... 416 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92+)                                       | A |         | 91                      |
| (81-91)                                     | B |         |                         |
| (69-80)                                     | C |         |                         |
| (55-68)                                     | D |         | 54                      |
| (39-54)                                     | E |         |                         |
| (21-38)                                     | F |         |                         |
| (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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