



# 54, Larkins Close

Baldock,  
Hertfordshire, SG7 5DG

**Freehold - Offers in Excess of £325,000**

country  
properties



We are pleased to present to the market this very well-maintained semi-detached bungalow, in need of some light cosmetic modernisation. Located in Larkins Close, Baldock, the home provides convenient access to both the town centre and train station. The accommodation comprises of entrance hallway, generous lounge, separate kitchen, bathroom and two bedrooms. Externally, the property benefits from a larger than average garden to the rear, offering a new homeowner scope for future extension (STPP), detached garage, greenhouse and block-paved driveway for 2 cars to the front. An excellent property that would appeal to first time buyers, investors and downsizers alike!

- Chain free!
- Semi-detached bungalow
- Low maintenance garden
- 0.2 Miles from train station
- Driveway for 2 cars
- Garage
- Council Tax band C
- EPC rating C

## Accommodation

### Entrance Hallway

Carpeted flooring, double radiator, built in storage cupboard.

### Lounge

16' 9" x 9' 10" (5.11m x 3.00m)  
Double glazed window to front aspect, carpeted flooring, double radiator.

### Kitchen

10' 1" x 5' 5" (3.07m x 1.65m)  
Double glazed window to front aspect, vinyl flooring, tiled walls, double drainer sink, range of wall and base level units, marble effect work surfaces, space for cooker, space for fridge/freezer, space for washing machine.

### Bedroom One

12' 5" x 8' 1" (3.78m x 2.46m)  
Double glazed window to rear aspect, carpeted flooring, double radiator, built in storage cupboard.

### Bedroom Two

9' 3" x 6' 7" (2.82m x 2.01m)  
French doors to rear aspect (leading to garden), carpeted flooring, double radiator.





## Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)

Double glazed window to side aspect, vinyl flooring, PCV panel walls, wash basin with vanity unit under, cubicle with thermostatically controlled shower.

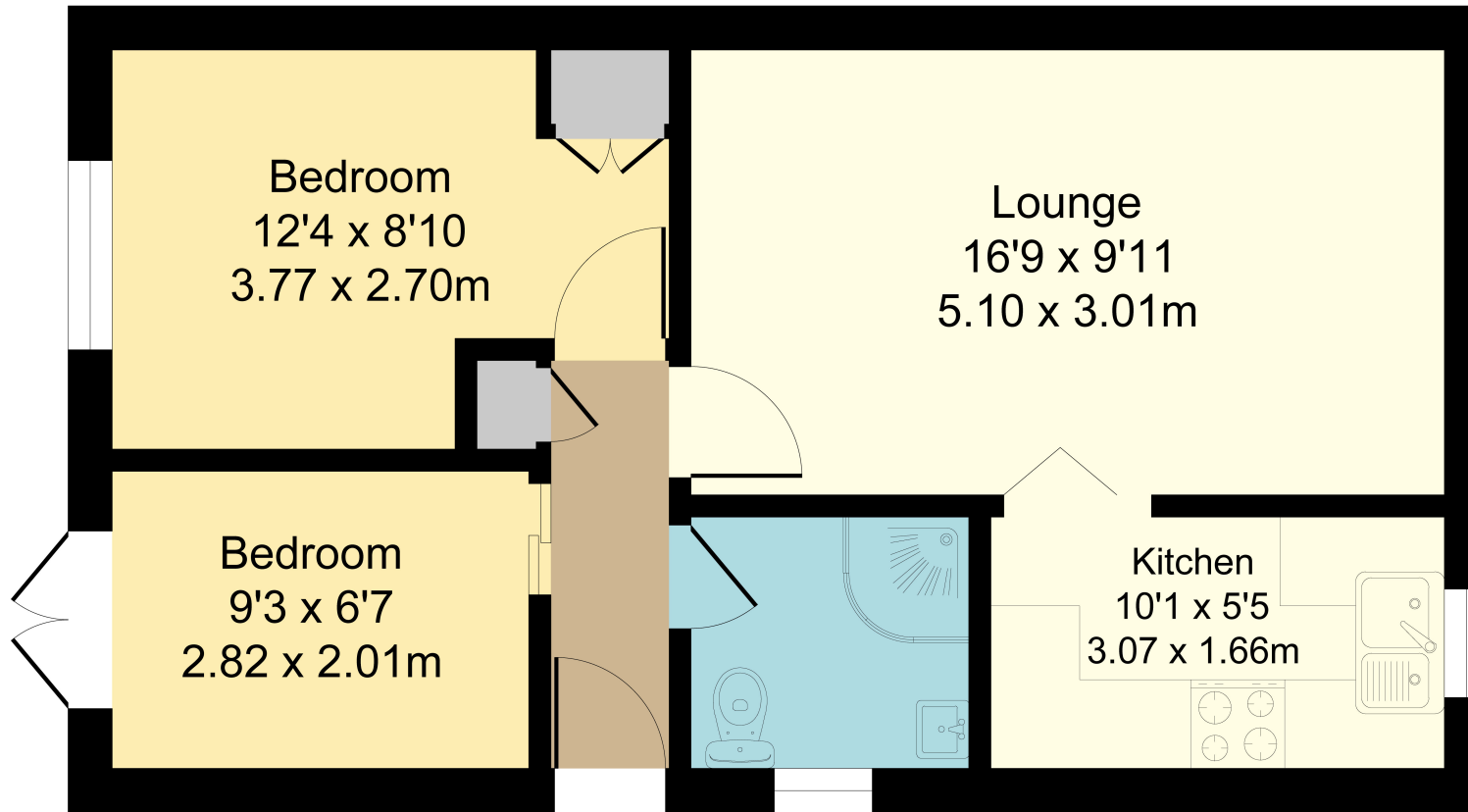
## External

### Garden

Low maintenance with patio and artificial grass, shrub borders, green house, detached garage.



# 54 Larkins Close, Baldock



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	91
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Total Area: 42.3 m<sup>2</sup> ... 455 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

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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