



12, Bramley Close

Baldock,
Hertfordshire, SG7 5DF

Freehold - Offers in Excess of £300,000

country
properties

A light and surprisingly spacious 2 bedroom end terrace home in need of some cosmetic modernisation in central location within short walking distance to all local amenities and transport links! Located in Bramley Close, Baldock, this fantastic property is excellently located for mainline train station and town centre access. Internally the home offers a large approx. 17ft lounge space, 16ft kitchen/diner and 2 double bedrooms on the first floor. Externally is a low maintenance rear garden and single garage en-bloc to the side. Offered to the market chain free, this is an excellent investment opportunity or first/second time purchase not to be missed!

- Chain Free
- Spacious 2 bedroom end terrace home
- Garage en bloc
- Central location
- Some cosmetic modernisation required
- Potential rental income circa £1,300 pcm
- Council Tax band C
- EPC rating C

Accommodation

Entrance Hallway

Radiator, stairs to first floor, built in coat/shoe storage, doors to:

Lounge

17' 6" (max into bay) x 9' 7" (5.33m x 2.92m)

Bay window to the front aspect, radiator, gas fire with quartz mantle and surround.

Kitchen/Diner

15' 8" x 7' 9" (4.78m x 2.36m)

Window to the front and window to the rear aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven/grill with ceramic hob over and extractor, space for washing machine, fridge/freezer, door to:

Rear Entrance Hall

Door to large under stairs cupboard, external door to rear garden.



First Floor

Landing

Window to the rear aspect, loft hatch, doors to:

Bedroom One

14' 6" x 10' 0" (4.42m x 3.05m)

Window to the front aspect, radiator, built in wardrobe.

Bedroom Two

8' 2" x 7' 2" (2.49m x 2.18m)

Window to the front aspect, radiator, built in airing/boiler cupboard, built in wardrobe.

Shower Room

Window to the rear aspect, radiator, WC, wash hand basin, shower cubicle with power shower.

External

Front

Small front garden laid to lawn, gated access at side to rear.

Rear

Low maintenance rear garden laid to patio and faux grass, timber summerhouse, gated access to front at side.

Garage

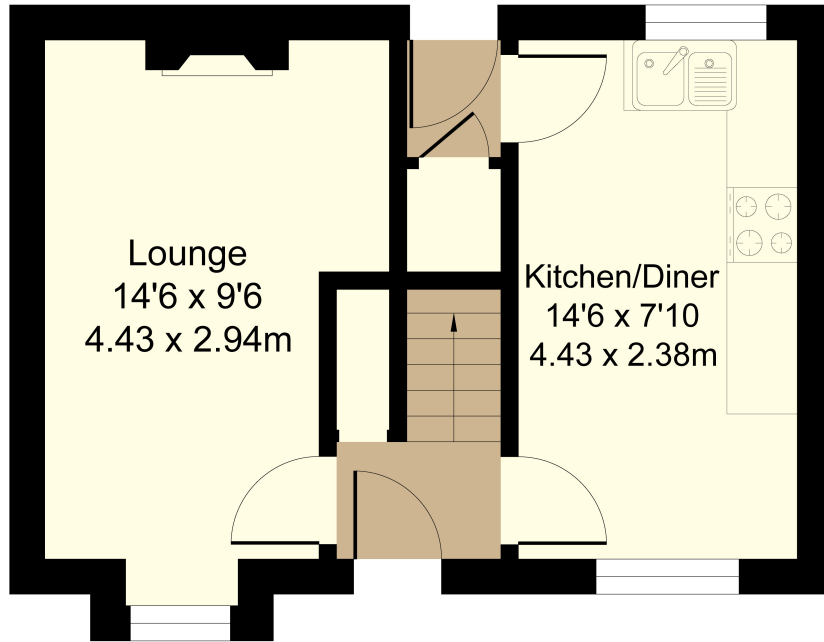
Single garage en-bloc to side.



12 Bramley Close, Baldock

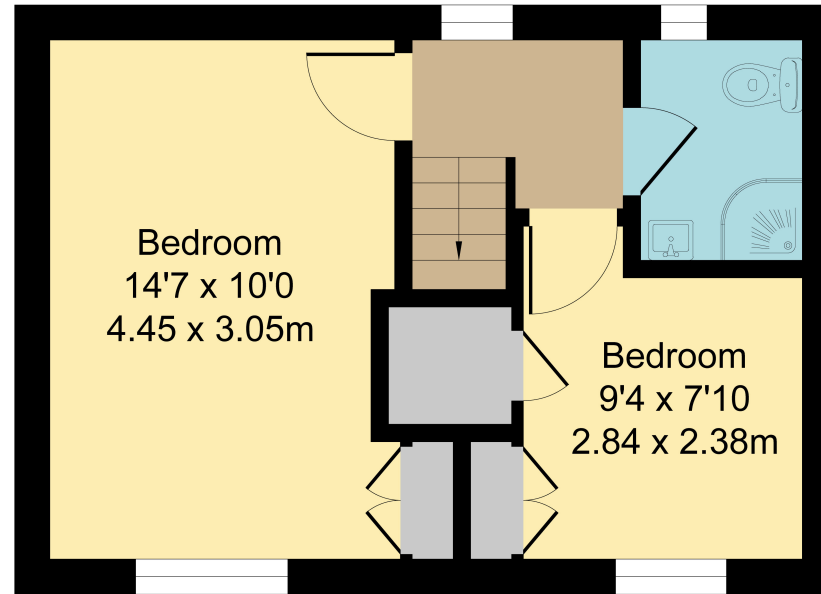
Ground Floor

Area: 28.9 m² ... 311 ft²



First Floor

Area: 29.1 m² ... 313 ft²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		70
(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: 58.0 m² ... 624 ft²

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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