



Hillside Park, Limekiln Lane, Baldock SG7 6PH







## 2 Bedroom Park Home £120,000 Leasehold

A good size two bedroom park home, situated in this town centre location, offering easy access to the historic Baldock High Street. The property has been well kept throughout and has plenty of potential. The property benefits from off street parking, a rear garden and being chain free.

- Two bedrooms
- Chain free
- Garden
- Town centre location
- Parking
- Good condition
- Viewing highly recommended
- EPC exempt. Council tax band A

## Ground Floor

### Entrance:

Via double glazed front door.

### Hallway:

Generous size, giving access to all rooms.

### Lounge:

Abt. 11' 0" x 9' 5" (3.35m x 2.87m) Double glazed windows to front and side aspect, double glazed door to garden, laminate flooring, radiator.

### Kitchen:

Abt. 9' 0" x 9' 5" (2.74m x 2.87m) Range of fitted wall and base units, stainless steel sink and drainer, double glazed window to either side aspect, radiator.

### Bedroom 1:

Abt. 9' 5" x 8' 5" (2.87m x 2.57m) Double glazed window to rear aspect, fitted wardrobes, radiator.

### Bedroom 2:

Abt. 8' 0" x 6' 5" (2.44m x 1.96m) Double glazed window to side aspect, fitted wardrobes, radiator.

### Bathroom:

Suite comprising low level WC, hand wash basin, laminate flooring, double glazed window to side aspect.

### Outside

#### Garden:

Garden mainly laid to lawn, patio and seating area, off street parking for one car.

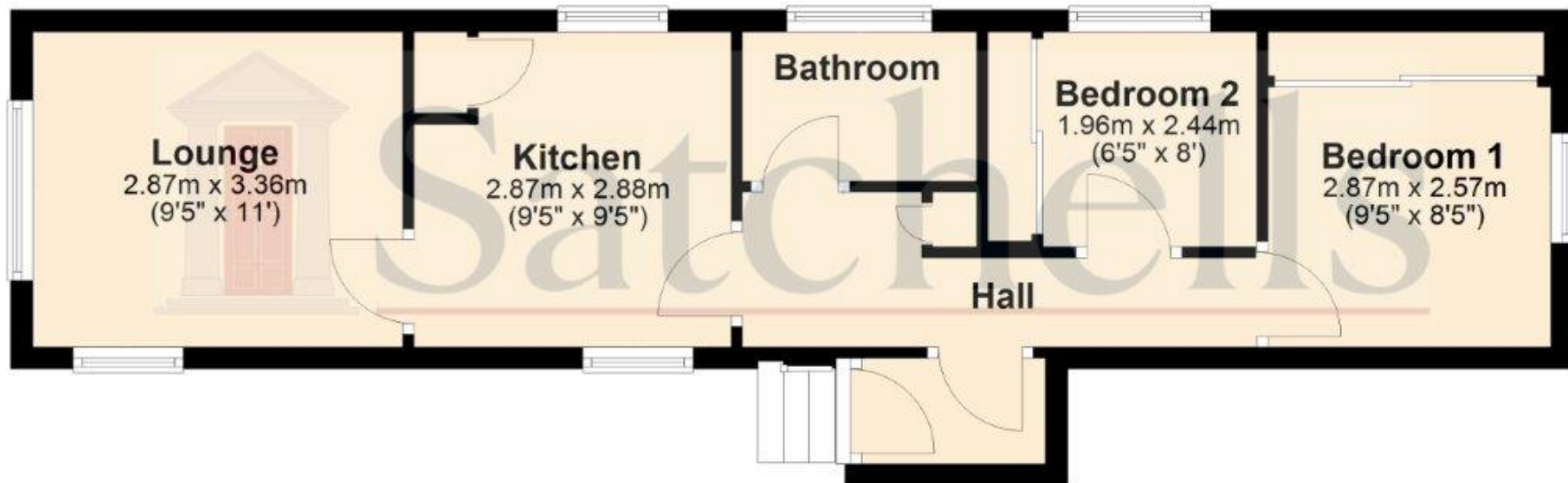
### Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.