



Hillside Park, Limekiln Lane, Baldock, Hertfordshire. SG7 6PQ







## 2 Bedroom Park Home

### £130,000 Leasehold

Satchells Estate Agents offers to market this popular location two bedroom property, set in the heart of Baldock. The property offers good sized accommodation throughout and has a generous private garden. The property is in beautiful condition and is within walking distance to Baldock's historic high street.



- Town centre location
- Open plan living
- Two bedrooms
- Great condition
- Generous garden
- Two parking spaces
- EPC exempt. Council tax band A

## **Ground Floor**

### **Entrance Hall:**

Via double glazed front door.

### **Hallway:**

Giving access to all rooms.

### **Open Plan Lounge/Kitchen:**

Abt. 20' 0" x 9' 5" (6.10m x 2.87m) Double glazed window and doors to all aspects. Fitted carpets and wooden flooring. Range of fitted wall and base units. Stainless steel sink and drainer. Integrated fridge/freezer. Radiator.

### **Bedroom One:**

Abt. 8' 5" x 7' 5" (2.57m x 2.26m) Double glazed window to side aspect. Fitted wardrobes. Fitted carpet. Radiator.

### **Bedroom Two:**

Abt. 6' 5" x 5' 0" (1.96m x 1.52m) Double glazed window to side aspect. Fitted storage cupboard. Fitted carpet. Radiator.

### **Bathroom:**

Suite comprising low level wc, shower cubicle and hand wash basin. Double glazed window to side aspect.

## **Outside**

### **Garden and Parking:**

Patio seating area. Two parking spaces.

### **Agents Note:**

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



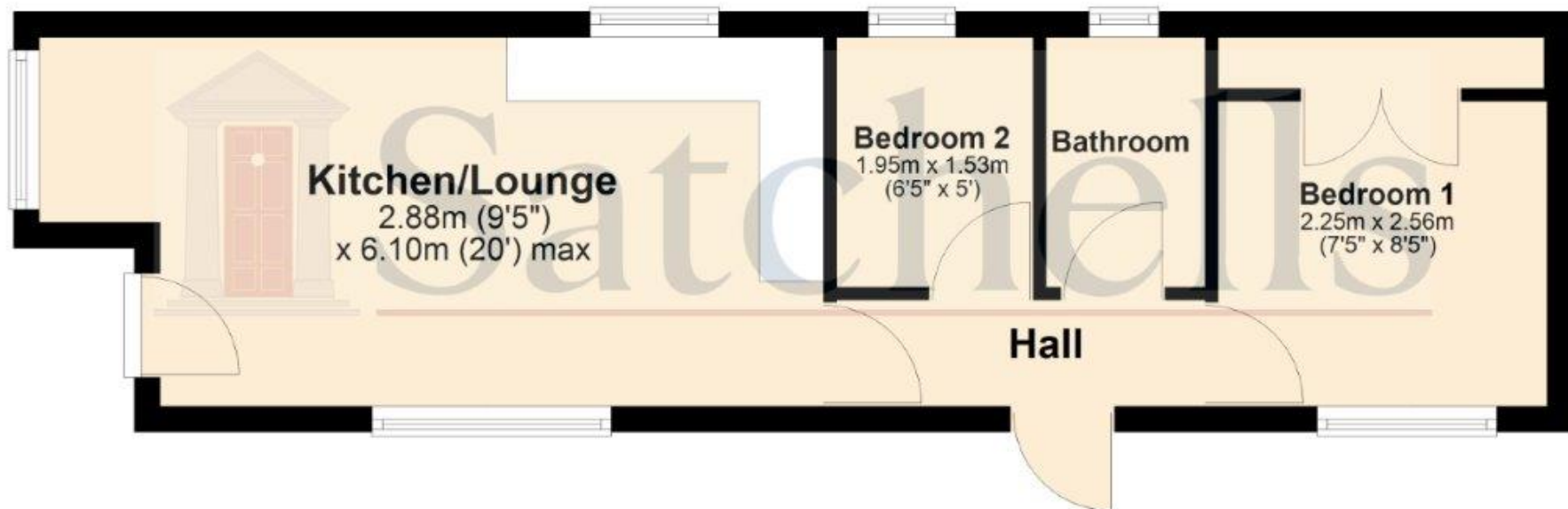




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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 illustration 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.