



## 2 Tranters Mews

Whitehorse Street, Baldock,  
Hertfordshire, SG7 6QF

**Freehold - Guide Price £325,000**

country  
properties



A very well presented, bright and spacious 2 double bedroom Mews style terrace home in town centre location offered to the market chain free! Located in Tranters Mews, Baldock this fantastic property offers open plan living accommodation and a cloakroom on the ground floor with two double bedrooms and an attractive bathroom on the first. With allocated parking and all town centre amenities on your doorstep, this would make an ideal first time / investment or downsize purchase!

- Chain Free!
- 2 Double bedrooms
- High specification fixtures & fittings
- Fully fitted kitchen area with central island
- Town centre location
- Allocated parking
- Potential rental income circa £1,400 pcm
- Council Tax band C / EPC rating C

## Entrance Door to:-

## Lounge/Kitchen/Diner

22' 9" x 16' 6" (6.93m x 5.03m)

Two windows to the front aspect, window to the rear aspect, two radiators, stairs rising to the first floor, range of wall mounted and base level units with granite work surface over and inset sink with drainer, integral grill/oven with gas hob and extractor over, dishwasher, washing machine, fridge/freezer, central island with quartz work surface/breakfast bar over, storage units and integral microwave under, wall mounted boiler, door to:-

## Cloakroom

Window to the rear aspect, wash hand basin, WC, heated towel rail.

## First Floor

## Landing

Velux window to the rear aspect, doors to:-



## Bedroom One

16' 1" max x 8' 5" (4.90m x 2.57m)

Two windows to the front aspect,  
radiator, built in wardrobes.

## Bedroom Two

12' 9" x 7' 7" (3.89m x 2.31m)

Two windows to the front aspect,  
radiator, built in wardrobes, loft hatch.

## Bathroom

Shower cubicle, WC, wash hand basin,  
heated towel rail, bath, Velux window to  
the rear aspect.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	80	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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