



The Gardens

Baldock,
Hertfordshire, SG7 6AD
Guide Price - Leasehold £330,000

country
properties

A beautifully presented and centrally located 1st floor, 3 bedroom maisonette with private garden and garage within walking distance to all local schools, amenities and transport links! This fantastic home located in The Gardens, Baldock offers light, spacious accommodation with a modern and very well presented kitchen/diner leading to the light & airy lounge via double doors, a downstairs cloakroom and 3 very good size bedrooms (2 double) and family bathroom on the 2nd floor. Externally the property offers a garage en bloc and private garden to the rear. A fantastic property which would suit downsizers, first time buyers or investors alike!

- Light & spacious 3 bedroom maisonette
- Central location within walking distance to all local schools & amenities
- Well presented throughout
- Private garden & garage en bloc
- Chain Free
- Council Tax band B
- EPC rating TBC

Ground Floor

Entrance hall

Stairs rising to the first floor.

First Floor

Hallway

Wall mounted electric storage heater, stairs to the second floor, doors to:

Kitchen/Diner

16' 9" x 10' 9" (5.11m x 3.28m)

Wall mounted electric storage heater, two uPVC double glazed windows to the rear aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, space for a washing machine, fridge/freezer, cooker with extractor hood over, opening to dining area, double doors to lounge.

Lounge

16' 9" x 10' 6" (5.11m x 3.20m)

uPVC double glazed window to the front aspect, two wall mounted electric heaters, electric feature fire, door to hallway.

Cloakroom

uPVC double glazed window to the front aspect, WC, wash hand basin.

Second Floor

Landing

Loft hatch, airing cupboard, doors



Bedroom One

10' 8" x 14' 7" (3.25m x 4.45m)
uPVC double glazed window to the front aspect, wall mounted electric storage heater.

Bedroom Two

10' 9" max x 13' 2" (3.28m x 4.01m)
uPVC double glazed window to the rear aspect, wall mounted electric storage heater, built in wardrobes.

Bedroom Three

7' 9" x 8' 7" (2.36m x 2.62m)
uPVC double glazed window to the front aspect, wall mounted electric heater, storage cupboard.

Bathroom

uPVC double glazed window to the rear aspect, bath with shower over and glass screen. Back to wall toilet unit, vanity wash hand basin with double cupboard under, mixer tap. Tiled walls, vinyl flooring, heated towel rail.

External

Single garage en-bloc, private garden laid to shrubs, ornamental plants and seating area.

Agent's Notes

Lease Details

Term: 999 years from 25 March 1970
– 945 Years remaining.
Ground Rent: £40 per annum.
No Service Charge payable.

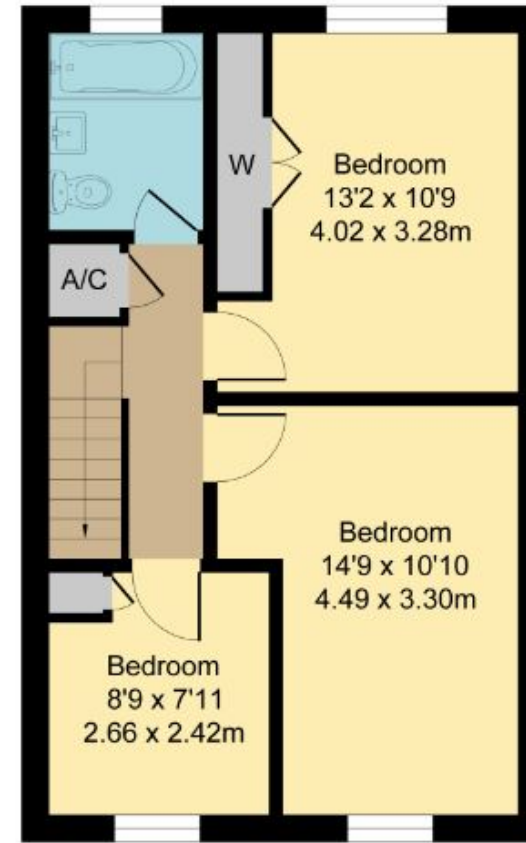
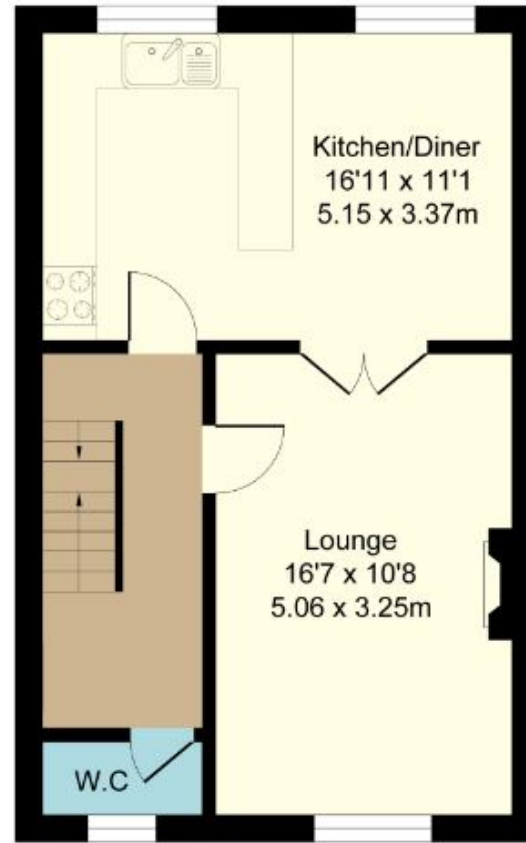
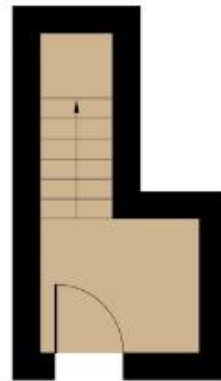
Agent's Notes

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.





Ground Floor



Total Area: 87.4 m² ... 941 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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