



Limekiln Lane, Baldock, Hertfordshire. SG7 6PH

| Satchells





## 2 Bedroom Park Home

### £190,000 Leasehold

Satchells Estate Agents presents to market this brilliant size double unit, two bedroom property set in the heart of Baldock. This property offers a great size kitchen, lounge, two bedrooms including built-in wardrobes in the principal bedroom and a family bathroom. Outside has a generous size garden with the inclusion of private parking. The property is situated within touching distance of Baldock's historic High Street.

- Town centre location
- Beautiful condition
- Private parking
- Two bedrooms
- Generous size garden
- Integrated appliances
- Recently refurbished
- Early viewings highly recommended
- EPC exempt. Council tax band - A

**Ground Floor:****Entrance:**

Via double glazed front door.

**Hallway:**

Access to all rooms.

**Kitchen:**

Abt. 12' 5" x 9' 2" (3.78m x 2.79m) Double glazed window and door to side aspect. Range of fitted wall and base units, stainless steel sink and drainer, integrated appliances, oven, hob and extractor fan. Wooden flooring.

**Lounge:**

Abt. 19' 5" x 13' 5" (5.92m x 4.09m) Double glazed windows to front and side aspects. Fitted carpets. Radiator.

**Bedroom One:**

Abt. 12' 0" x 9' 0" (3.66m x 2.74m) Double glazed window to side aspect. Fitted carpets. Fitted wardrobes. Radiator.

**Bedroom Two:**

Double glazed window to rear aspect. Fitted carpets. Radiator.

**Bathroom:**

Three piece suite comprising low level WC, hand wash basin and panelled bath. Tiled walls. Wooden flooring.

**Outside:****Garden:**

Mainly laid to lawn with patio seating area. Outside shed with power.

**Parking:**

Driveway for two cars.

**Additional Information:****Agents Note:**

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

**Insurance:**

To live in a park home you must have park home insurance. When arranging insurance, you will need to know the date when the park home was manufactured. Should you need any help or assistance with insurance, please do not hesitate to contact us on [Satchells.com](http://Satchells.com) or the office selling the property.

### **Anti-Money Laundering:**

Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





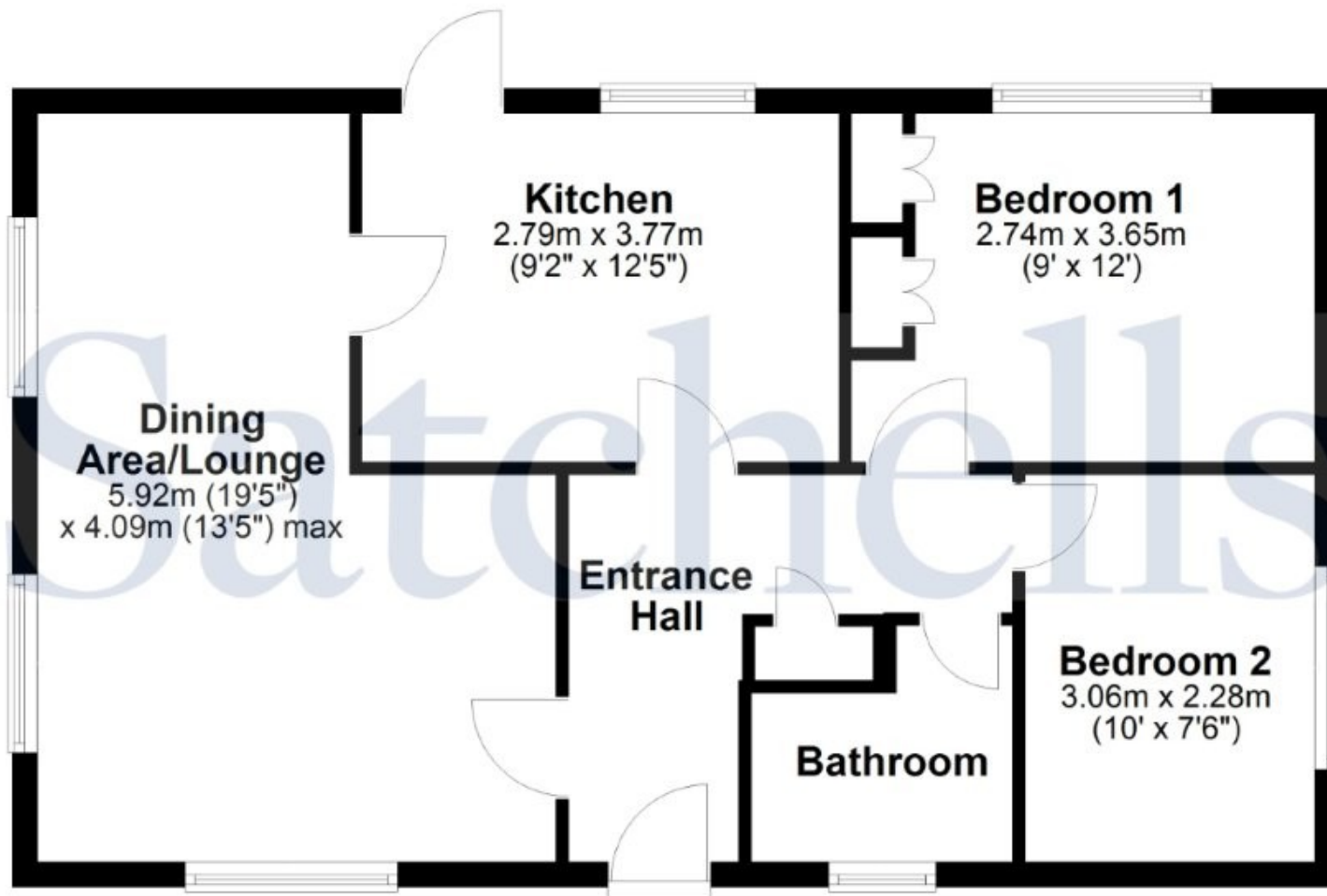


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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## 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.