



23, Icknield Way

Baldock,

Hertfordshire, SG7 5AL

Freehold - Guide Price £325,000

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A well maintained and particularly well located 2 bedroom end of terrace home in the heart of Baldock offered to the market chain free! This fantastic property located on Icknield Way, Baldock is within 5 minutes walking distance of all town centre amenities, transport links including mainline railway station and an approximately 10 minute walk to Knights Templar and Hartsfield JMI Schools. Offering two generous bedrooms, off road parking and a good size and very private rear garden the property would suit first time buyers, investors or downsizers alike!

- Chain Free
- Central location within walking distance to all local amenities, transport links and schools
- Two good size bedrooms
- Attractive rear garden
- Off road parking
- Council Tax band C / EPC rating C

Accommodation

Entrance Hallway

Stairs to the first floor, under stairs storage, doors to:

Kitchen

10' 4" x 6' 5" (3.15m x 1.96m)

Window to the front aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, space for washing machine, fridge/freezer, cooker with extractor hood over.

Lounge

11' 1" x 12' 4" (3.38m x 3.76m)
Radiator, two windows to the rear aspect, glazed external door to rear patio.

First Floor

Landing

Doors to:

Bedroom One

9' 11" x 10' 5" (3.02m x 3.17m)
Two windows to the front aspect, radiator, storage cupboard housing combi boiler.

Bedroom Two

11' 1" x 6' 0" (3.38m x 1.83m)
Window to the rear aspect, radiator, loft hatch.



Bathroom

Window to the rear aspect, radiator, wash hand basin, WC, bath with shower attachment over & screen.

External

Front

Front garden laid to lawn with single car driveway, external porch store, gated access to rear at side.

Rear

Attractive southerly facing rear garden laid to lawn with patio area at head, mature beds and borders, timber storage shed, gated access at side to front.

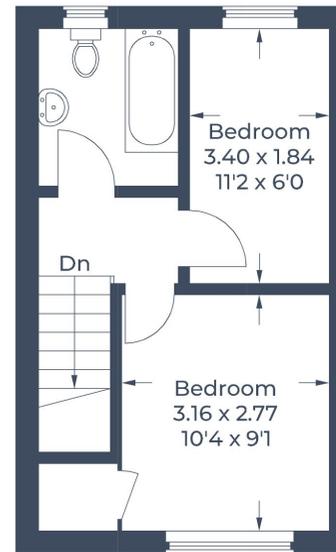




Approximate Gross Internal Area
 Ground Floor = 26.0 sq m / 280 sq ft
 First Floor = 25.8 sq m / 277 sq ft
 Total = 51.8 sq m / 557 sq ft
 (Excluding External Store)



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(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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