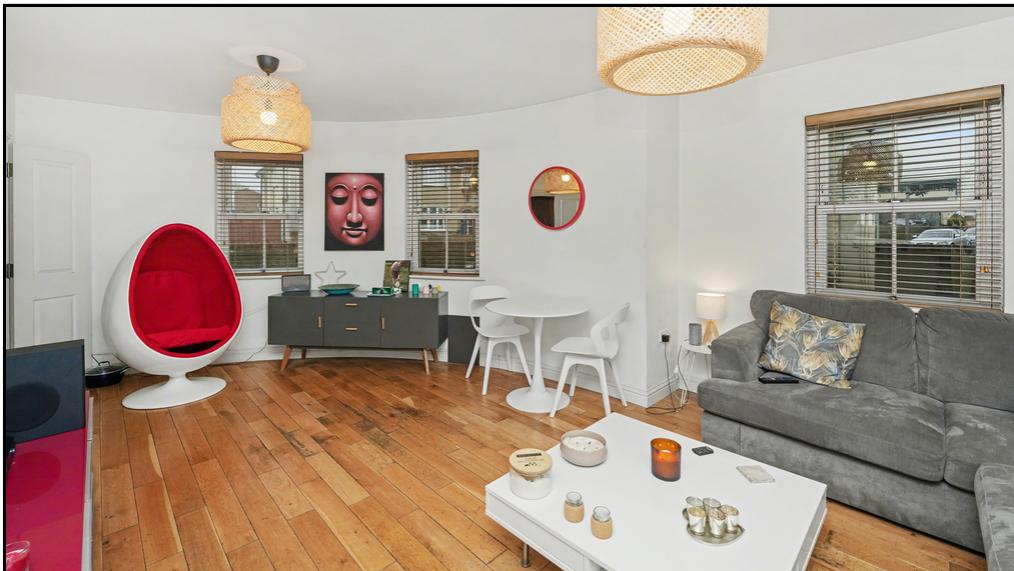




South Road, Baldock, Hertfordshire. SG7 6AU

| Satchells



## 2 Bedroom Town House

# £400,000 Freehold

Satchells Estate Agents proudly present this charming two-bedroom, three-storey townhouse, offering stylish and spacious living within close proximity to Baldock's bustling High Street. Beautifully presented with a characterful brick exterior and slate-tiled roof, the property seamlessly blends traditional charm with modern comfort. Arranged over three floors, it boasts well-proportioned rooms filled with natural light, creating a warm and inviting atmosphere throughout. Ideally positioned near the town centre, local amenities, and excellent transport links, this home offers both convenience and character in equal measure.

- Town centre location
- Walking distance to amenities
- Brilliant condition
- Two double bedrooms
- Private parking
- Ensuite
- Town house
- Low maintenance garden
- Early viewings highly recommended
- EPC rating C. Council tax band D

## **Ground Floor**

### **Entrance:**

Entrance via double glazed door, oak flooring and understairs storage cupboard, under floor heating.

### **Cloakroom:**

Low level WC, wash hand basin, oak flooring & under floor heating, extractor fan.

### **Lounge:**

Abt. 20' 4" x 12' 11" (6.20m x 3.94m) Three double glazed windows to front and side aspect, oak flooring, under floor heating, radiator.

### **Kitchen:**

Abt. 9' 3" x 8' 9" (2.82m x 2.67m) Double glazed window to front aspect, range of fitted wall and base units, integrated double oven/microwave, stainless steel sink and drainer, gas hob with cooker hood over, extractor fan, tiled flooring, under floor heating.

### **First Floor Landing:**

Double glazed window, utility/airing cupboard, radiator.

### **Bedroom Two:**

Three double glazed windows to front and side aspect, fitted carpets, radiator.

### **Bathroom:**

Three piece suite comprising low level WC, wash hand basin, panelled bath, double glazed window, tiled walls/flooring, heated towel rail.

### **Second Floor Landing:**

Double glazed window, radiator, loft access.

### **Bedroom One:**

Double glazed window to front aspect, fitted carpets, two radiators.

### **Ensuite:**

Low level WC, wash hand basin, shower cubicle & glass screen, heated towel rail, tiled walls/ flooring.

### **Outside**

### **Outside:**

Private parking for one vehicle.

### **Garden:**

Low maintenance wrap around garden, decking seating area.

### **Additional Information**

### **Agents Note:**

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

### **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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

## **Material Information:**

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains

Electric: Mains

Drainage: Mains

Flood risk: No

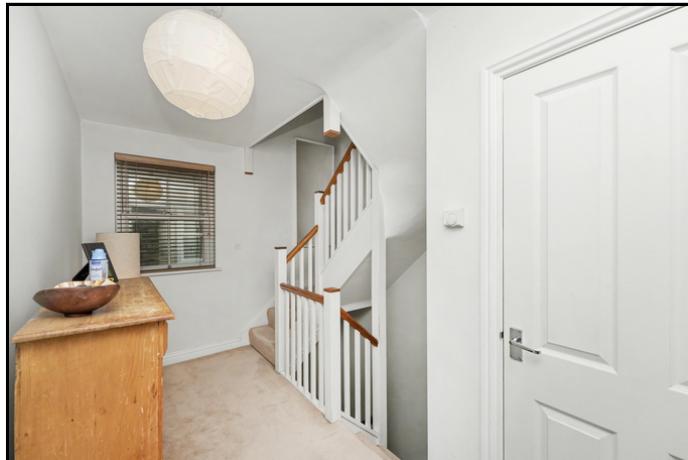
Mobile/Phone: Good

Tenure: Freehold

Council Tax Band: D

Council tax payable: TBC

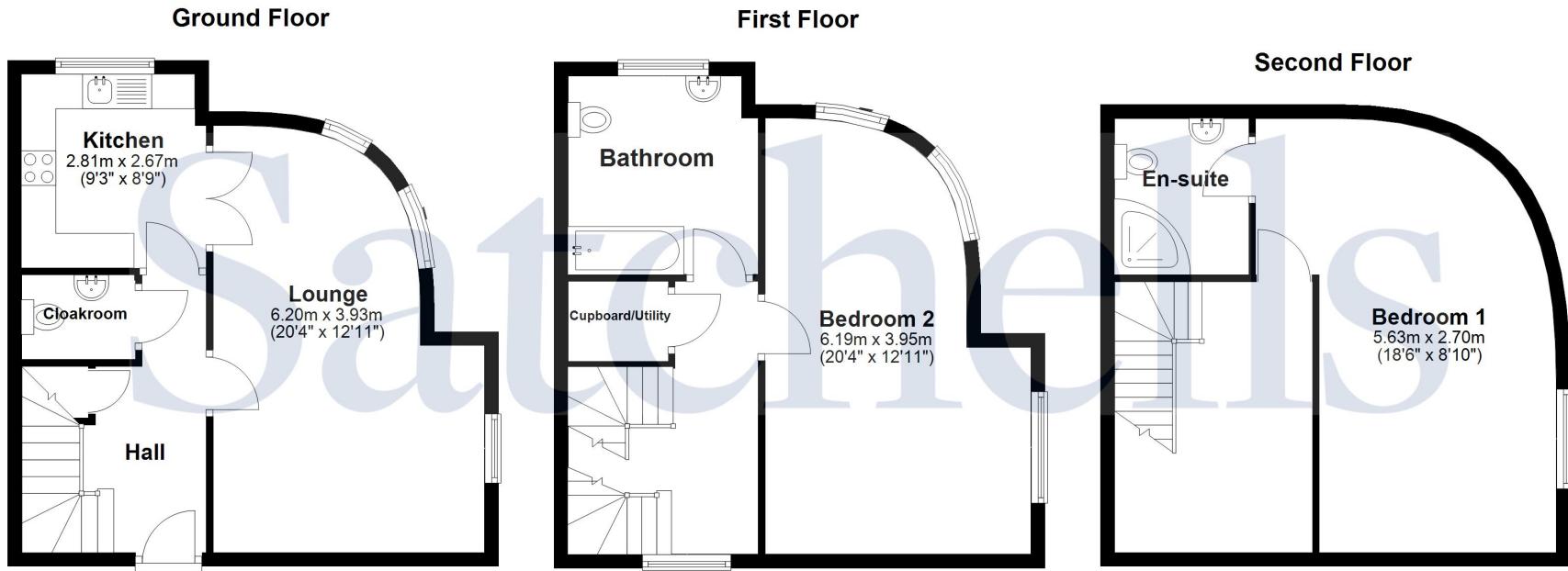
For further material information please contact the office marketing this property.





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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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.

Satchells

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