



21, Coachmans Lane

Baldock,
Hertfordshire, SG7 5BN
Freehold - OIEO £325,000

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This beautifully presented terraced home is the perfect property for a first-time buyer or anyone looking to downsize. With Baldock High Street and the train station only being a short walk away it is also the ideal purchase for anyone who needs to commute or anyone who wants to enjoy the local amenities. The property comprises of entrance area, spacious lounge, contemporary kitchen and an enclosed garden. The first floor includes two good sized bedrooms and family bathroom. The property also benefits from having a garage en-bloc with off-street parking.

- Very well presented throughout
- Good sized bedrooms
- Modern kitchen
- Beautiful rear garden
- Garage en-bloc
- Off-street parking
- Proximity to local amenities
- Perfect first time or investment purchase
- Council Tax band C & EPC rating C

Ground Floor

Entrance Porch

4' 3" x 3' 5" (1.30m x 1.04m)
Door matt flooring, door to:-

Lounge

13' 7" x 12' 4" (4.14m x 3.76m)
Stairs rising to the first floor accommodation, under stairs storage cupboard, window to the front aspect, tiled flooring and a door to:

Kitchen

9' 5" x 12' 4" (2.87m x 3.76m)
Range of wall and base units with a granite work surface over, integral electric oven with hob and extractor fan over, single drainer sink unit with mixer tap, integral fridge/freezer, space for a washing machine, window to the rear aspect, partially tiled walls, French doors onto the rear patio.

First Floor

Landing

Hatch to part boarded loft with light. Storage cupboard housing combi boiler and shelving. Radiator.

Bedroom One

10' 9" x 12' 4" (3.28m x 3.76m)
Double glazed window to the front aspect, laminate flooring, built in storage cupboard, radiator, spotlights.



Bedroom Two

10' 2" x 6' 4" (3.10m x 1.93m)

Window to the rear aspect. radiator, laminate flooring.

Bathroom

Window to the rear aspect, WC, wash hand basin with mixer tap, bath with shower attachment, tiled walls, laminate flooring.

Outside

Front Garden

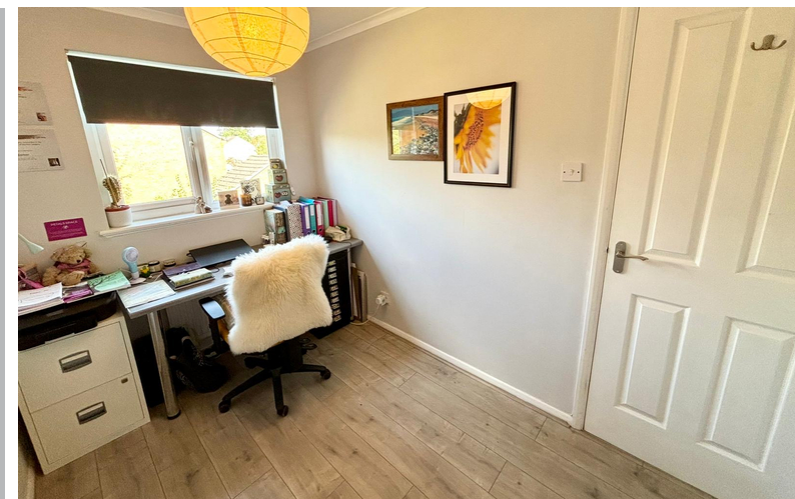
Front laid mainly to flower beds with a varied selection of plants and shrubs. Pathway to front door.

Rear Garden

Approx 40ft rear garden which is laid to lawn and fully enclosed and private with colourful flower and shrub borders. Two patio areas and a pathway leading to personal door to garage.

Garage

Metal up and over door. Light and power.

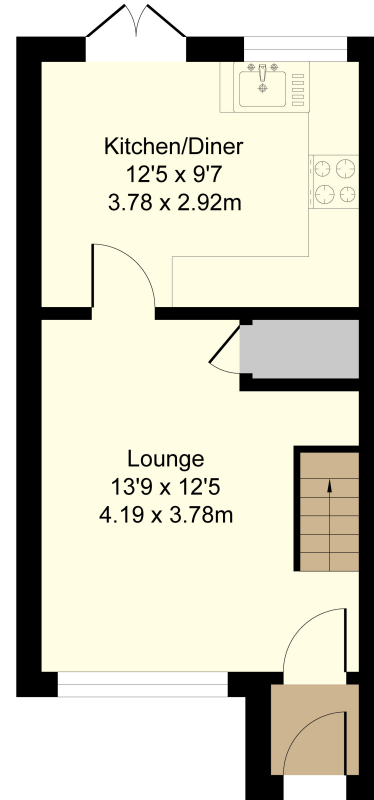




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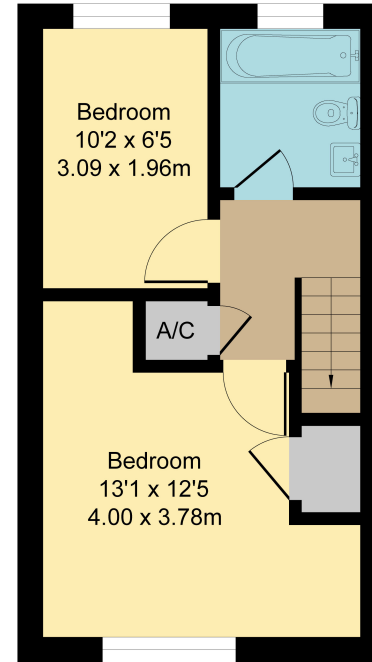
Ground Floor

Area: 28.3 m² ... 305 ft²



First Floor

Area: 27.0 m² ... 291 ft²



Total Area: 55.3 m² ... 596 ft²

All Measurements are approximate and for display purposes only

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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