



63 Page Close, Baldock, Hertfordshire. SG7 6PT

| Satchells



1 Bedroom Terraced House Offers in Excess of £250,000

Freehold

Satchells Estate Agents presents to market this recently renovated one-bedroom mid-terrace property, located strolling distance to Baldock's bustling High Street. Refurbished by the current owner, it boasts a generous size open plan kitchen and lounge on the ground floor with the bedroom including built in storage and an immaculate bathroom on the first floor. Outside offers a low maintenance garden with a decked seating area to the rear & off-street private parking.

- Popular cul-de-sac
- Beautiful condition
- Recently renovated
- Private parking
- Freehold
- Open plan
- Close proximity to amenities
- Terrace
- Early viewings highly recommended
- EPC rating D. Council tax band B

**Ground Floor
Entrance:**

Via double glazed front door.

Open Plan Kitchen/Lounge:

Abt. 16' 0" x 13' 5" (4.88m x 4.09m) Range of fitted wall and base units, stainless steel sink & drainer, electric hob, extractor fan, built-in appliances, double glazed window to rear aspect.

Lounge - double glazed window to front aspect, laminate flooring, radiator, built-in understairs storage units.

**First Floor
Landing:**

Storage cupboard, fitted carpets.

Bedroom:

Double glazed window to front aspect, fitted carpets, built-in storage, radiator.

Bathroom:

Three-piece suite comprising low level WC, hand wash basin, panelled bath, tiled walls & flooring, double glazed window to rear aspect.

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

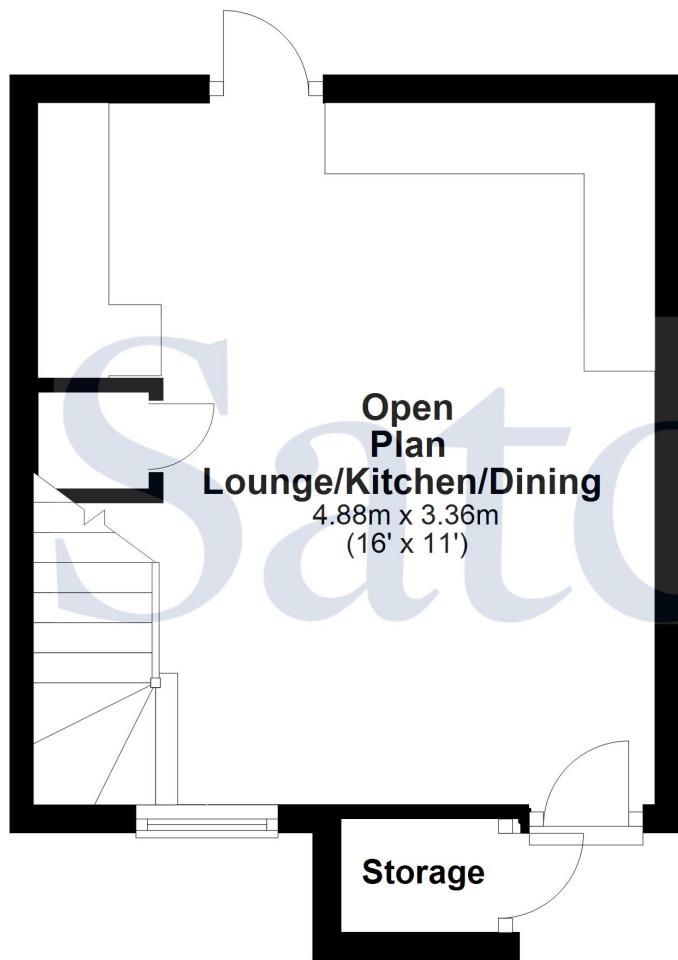




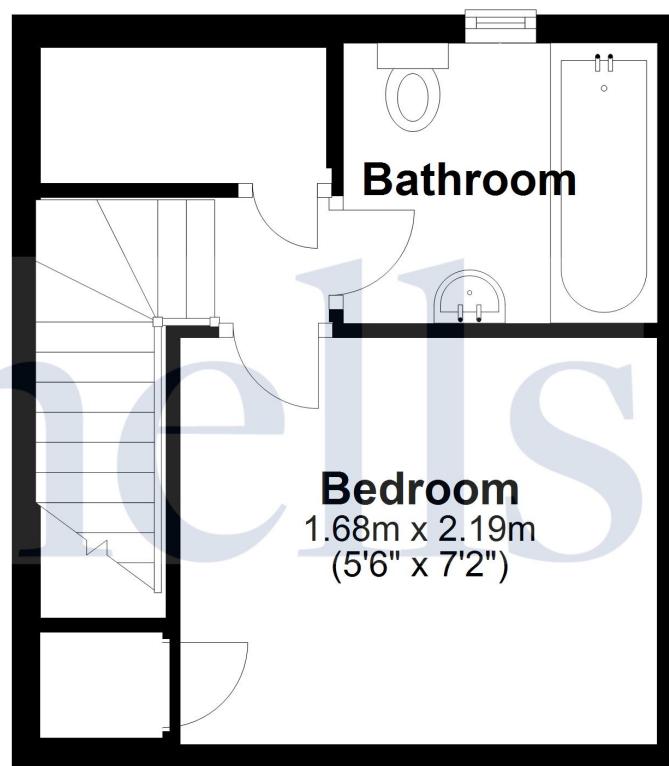
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



First 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.

Satchells

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