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**Larkins Close, Baldock, Hertfordshire, SG7**

**£1,200 pcm**

- Available NOW - unfurnished
- One bedroom Bungalow
- Beautifully presented throughout
- 12ft Living room with French doors leading to the back garden
- Modern fitted bathroom with electric shower over the bath
- Allocated OFF ROAD parking space
- Modern fitted kitchen kitchen with appliances
- New carpets and flooring throughout
- Less than half a mile (5 mins walk) to Baldock MAINLINE STATION







Beautifully Presented One-Bedroom Bungalow | Modern Interior Throughout | New Carpets & Flooring | New Windows & Doors | Spacious Living Room | Contemporary Fitted Kitchen | Generous Double Bedroom | Stylish Modern Bathroom | Private Allocated Off-Road Parking | Short Walk to Baldock Train Station

This superb one-bedroom bungalow truly ticks all the boxes. Finished to a high standard throughout, the property benefits from newly fitted carpets and flooring, as well as new windows and doors, enhancing both comfort and energy efficiency. The accommodation comprises a bright and spacious living room, a modern fitted kitchen, a generous double bedroom, and a sleek contemporary bathroom.

Ideally located in the heart of this historic North Hertfordshire market town, the property is just a short walk from Baldock train station, making it perfect for commuters. A variety of independent shops, including a renowned family butcher, along with pubs, restaurants, and cafés are right on your doorstep. Tesco Extra is conveniently located at the top of the high street, providing excellent local amenities.

#### | ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - TBC

Deposit: £1,384

#### | GROUND FLOOR

Living Room: Approx 12' 10" x 10' 1" (3.91m x 3.07m)

Kitchen: Approx 10' 0" x 5' 6" (3.05m x 1.68m)

Bathroom: Approx 6' 4" x 5' 4" (1.93m x 1.63m)

#### | OUTSIDE

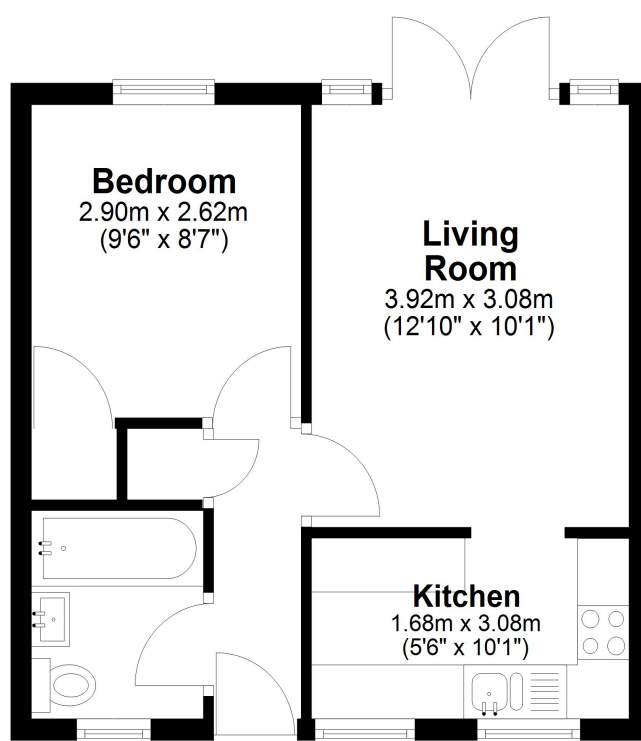
Rear garden with gated access to the rear

Off road parking to the rear



## Ground Floor

Approx. 33.0 sq. metres (355.7 sq. feet)



Total area: approx. 33.0 sq. metres (355.7 sq. feet)