



# 35, Larkins Close

Baldock,  
Hertfordshire, SG7 5DG  
**£310,000**

country  
properties

This well presented two-bedroom freehold home offers; well fitted kitchen, fully enclosed garden and two allocated parking spaces, offered Chain Free! This property is in a great location within 3-minute walking distance to the train station and a close distance to Baldock High Street which offers cafes, public houses, and shopping. \*\*\* GREAT INVESTMENT OR FIRST TIME PURCHASE \*\*\*

- Chain Free!
- Great Investment / First time purchase
- 2 Good size bedrooms
- Private garden
- Well-presented throughout
- Potential rental income circa £1200 PCM

## Ground Floor

### Lobby

Built-in cupboard with shelf.

### Kitchen

9' 7" x 5' 3" (2.92m x 1.60m)

Recently fitted kitchen with a range of base and wall mounted units with work surfaces over and inset stainless steel sink unit with mixer tap. Built-in oven and electric hob. Space for washing machine. Electric radiator.

### Lounge

13' 10" x 11' 8" (4.22m x 3.56m)

Window to front aspect. Laminate flooring. Electric radiator. Stairs to first floor.

## First Floor

### Landing

### Bedroom One

10' 6" x 8' 5" (3.20m x 2.57m)

Window to side aspect. Built-in wardrobe with sliding doors. Laminate flooring. Electric radiator. Built-in over stairs cupboard. Access to insulated and partly boarded loft space with ladder and light.



## Bedroom Two

7' 5" x 6' 8" (2.26m x 2.03m)

Window to side aspect.

Laminate flooring. Built-in wardrobe with hanging rail.

Space for a double bed.

## Bathroom

White suite comprising low level

WC, panelled bath with electric

shower over and pedestal wash hand basin. Laminate flooring.

Obscure window to front aspect.

## External

### Front

Lawn area with hedged border.

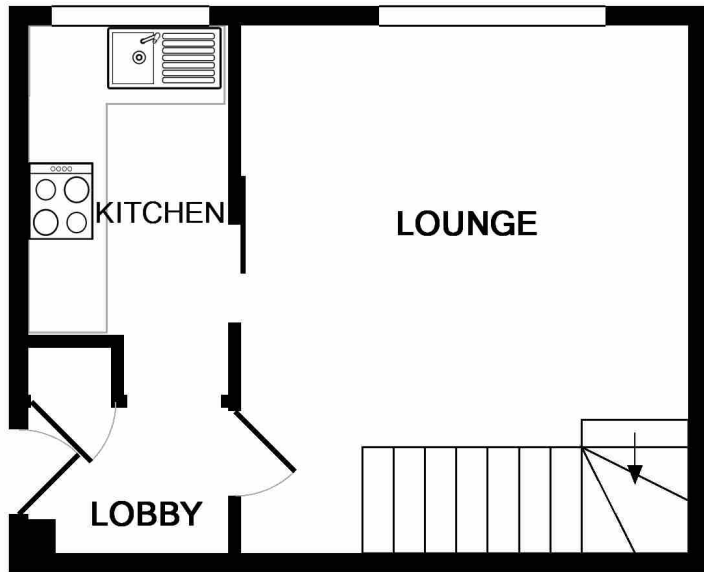
Variety of flowers.

### Rear

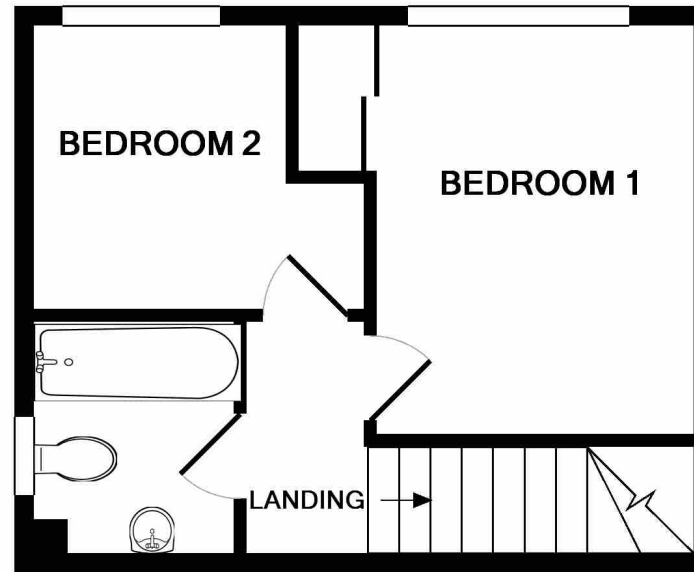
Garden is accessed via a pathway to a separate gated garden. Raised decking area.

Shingled with fenced surround.





GROUND FLOOR  
APPROX. FLOOR  
AREA 235 SQ.FT.  
(21.8 SQ.M.)

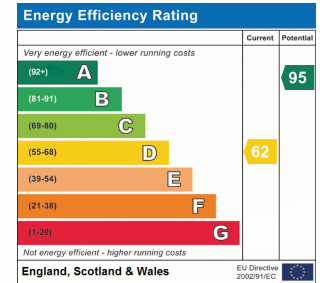


1ST FLOOR  
APPROX. FLOOR  
AREA 235 SQ.FT.  
(21.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 470 SQ.FT. (43.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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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