



40, Mansfield Road

Baldock,
Hertfordshire, SG7 6EE
£500,000

country
properties

Being Sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £500,000

Country Properties are delighted to offer to the market this well presented, deceptively spacious and centrally located 4 double bedroom end terrace home located in the very heart of Baldock within walking distance to all local amenities, schools and transport links! This fantastic home offers a stunning open plan 21ft kitchen/diner, lounge, study and wet room on the ground floor and 4 true double bedrooms with en-suite to master and family bathroom on the first floor. Externally and to the front, the property benefits from a very large walled front garden, predominantly laid to shingle providing off road parking for multiple cars. To the rear is an attractive, low maintenance rear garden with patio seating area, leading to a faux lawn with a further raised, decked area with built in wendy house on the other side of the garden. To the side there is gated access to the front of the property and a large timber shed. A fantastic family home that must be viewed to be fully appreciated!

- 4 true double bedrooms
- Ground floor wet room
- Attractive, low maintenance rear garden
- Well presented throughout
- Large driveway with parking for multiple vehicles
- Central location within walking distance to all amenities, transport links and schools



Accommodation

Entrance Hallway

Stairs rising to the first floor, door to the lounge, opening to the kitchen/diner.

Lounge

14' 0" x 12' 9" (4.27m x 3.89m)
Window to the front aspect, radiator.

Kitchen/Diner

21' 0" x 12' 6" (6.40m x 3.81m)
Windows to the front and rear aspect, three radiators, range of wall mounted and base level units with work surface over, inset sink with drainer, space for a dishwasher, range cooker, large American fridge/freezer, central island with breakfast bar and storage drawers under, external door to the rear garden, opening to inner hallway.

Inner Hallway

Under stairs storage cupboard, door to utility cupboard with washing machine, boiler and tank.

Wet Room

5' 1" x 5' 4" (1.55m x 1.63m)
Window to the rear aspect, WC, wash hand basin, heated towel rail, shower.

Study

8' 1" x 8' 9" (2.46m x 2.67m)
Radiator, French doors to the rear aspect.

First Floor

Landing

Loft hatch, doors to all first floor accommodation, storage cupboard.

Bedroom One

12' 6" x 9' 5" (3.81m x 2.87m)
Window to the front aspect, radiator, built in wardrobes and storage cupboards, door to:

En-suite

Window to the front aspect, WC, wash hand basin, heated towel rail, double shower.

Bedroom Two

7' 6" x 12' 6" (2.29m x 3.81m)
Window to the rear aspect, radiator, built in wardrobes.

Bedroom Three

11' 10" x 9' 11" (3.61m x 3.02m)
Window to the rear aspect, radiator.

Bedroom Four

9' 1" x 10' 2" (2.77m x 3.10m)
Window to the front aspect, radiator.



Family Bathroom

8' 2" x 8' 0" (2.49m x 2.44m)

Window to the rear aspect, WC, wash hand basin, heated towel rail, bath with shower over.

External

Front

Very large walled driveway with attractive borders and parking for multiple vehicles, gated access from the side of the property to the rear.

Rear

Patio area leading to faux lawn with a decked area at the rear with a play house and storage shed to the side. Light and power, gated access to the front of the property.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers



website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be

expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services

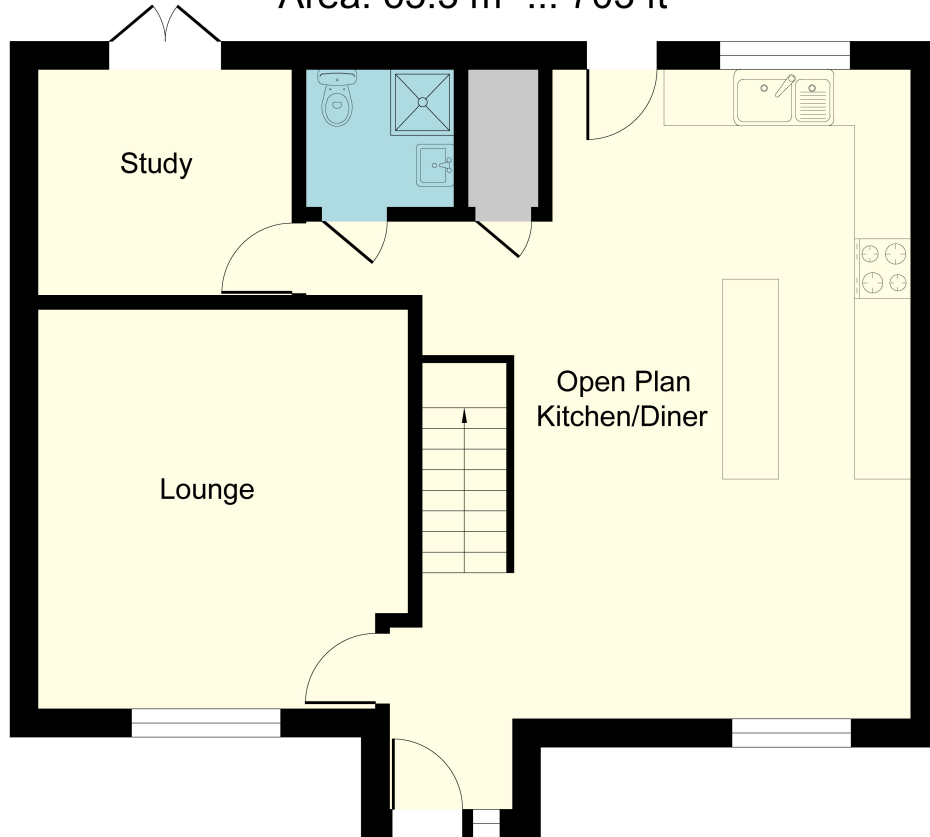




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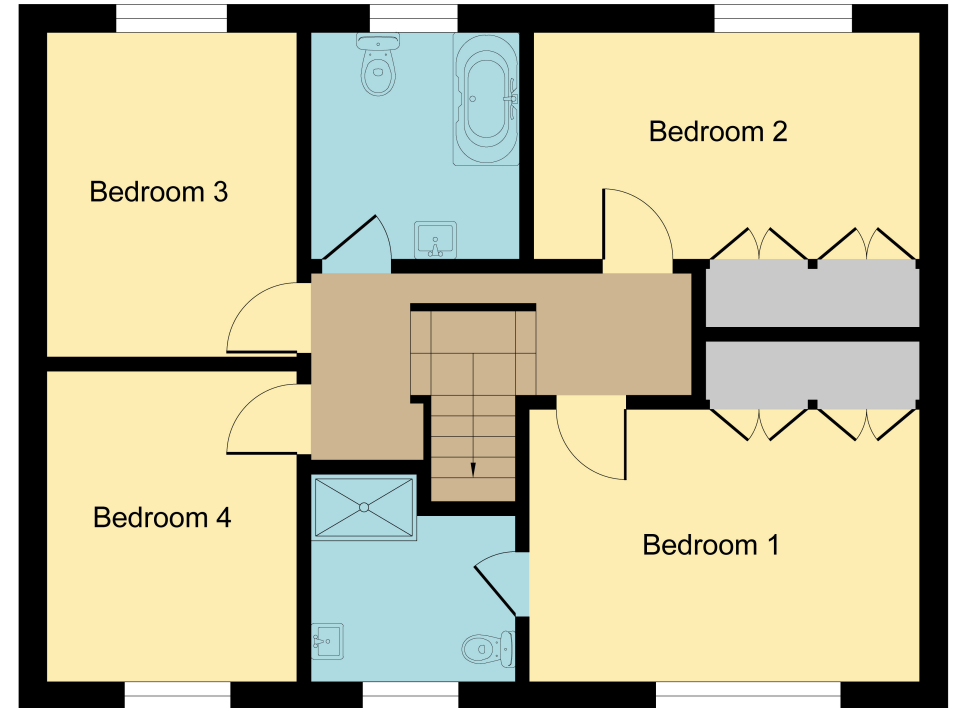
Ground Floor

Area: 65.3 m² ... 703 ft²



First Floor

Area: 64.4 m² ... 694 ft²



Total Area: 129.7 m² ... 1396 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(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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