



Musgrove Maltings, Baldock, Hertfordshire. SG7 6FF





3 Bedroom Mews House

£525,000 Freehold

Set in the heart of Baldock we present this stunning two/three bedroom mews house which is located in one of Baldock's newest private developments. The property offers easy access to the bustling high street with its café culture, and is only five minutes from the mainline train station, with links to London and Cambridge. One of only 10 properties, these homes are rarely available with it's modern open plan style.

- Two/Three Bedrooms
- Freehold
- Private development
- Town centre location
- Beautiful condition
- Open plan
- Viewing highly recommended
- EPC rating C. Council tax band D

Ground Floor

Bedroom One:

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

Ensuite:

Suite comprising low level WC and pedestal wash hand basin. Radiator.

Bedroom Two:

Double glazed window/door to front aspect, radiator, build in wardrobe, fitted carpets.

Family Bathroom:

Suite comprising low level WC, pedestal wash hand basin and panelled bath, radiator.

First Floor

Entrance:

Hallway, radiator, fitted carpets, doors and stairs to:

Open Plan Kitchen/Family Room:

Abt. 27' 0" x 17' 0" (8.23m x 5.18m) Range of fitted wall & base units. Stainless steel sink and drainer. Oven and electric hob with extractor fan. Plumbing for dishwasher and washing machine, tiled flooring, radiator, Juliet balcony.

Second Floor

Elevated Lounge/Bedroom:

Abt. 16' 9" x 15' 11" (5.11m x 4.85m) Double glazed velux windows. Fitted carpet, radiator.

Outside

Outside:

Garden, courtyard garden, paved with flowerbed borders. Allocated parking. Solar panels have been installed which significantly reduces heating energy costs for six months of the year.

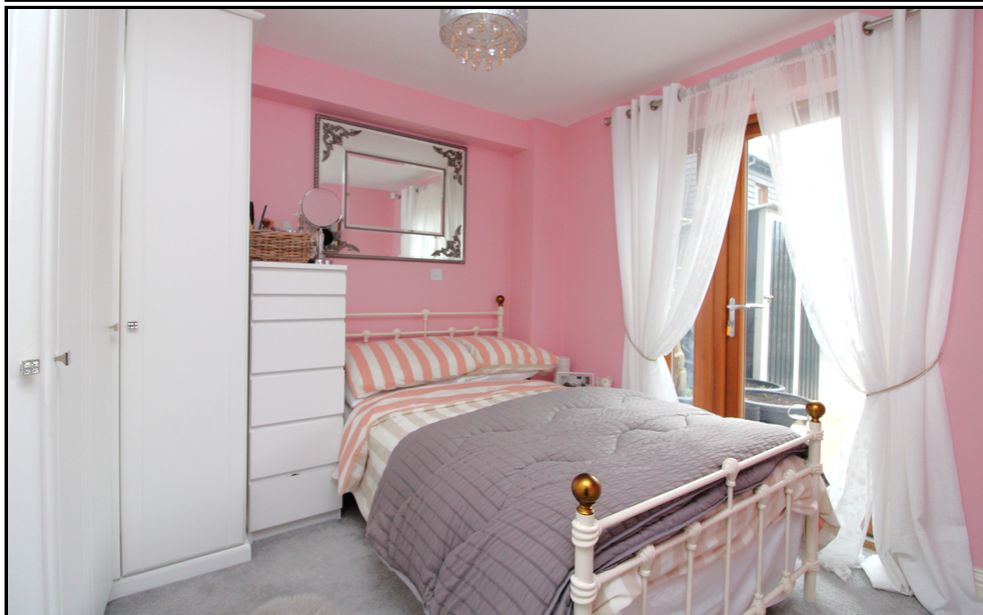
Additional Notes:

The Maltings also benefits from electric gates which provide additional security and reduce home insurance costs.

Agents Note:

Draft particulars yet to be approved by Vendor and may be subject to change.

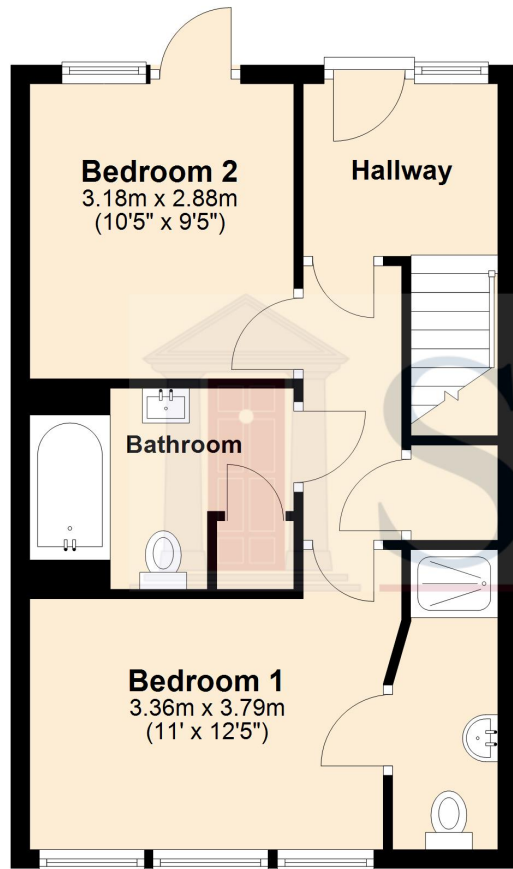




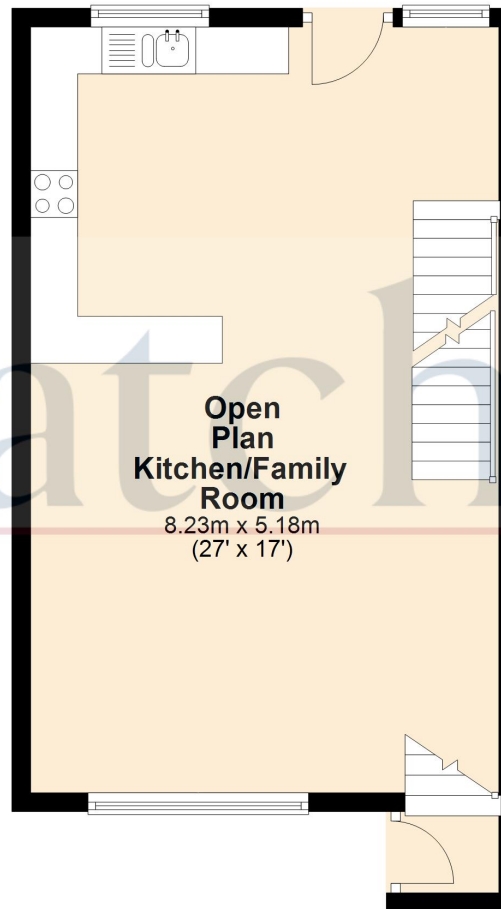
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



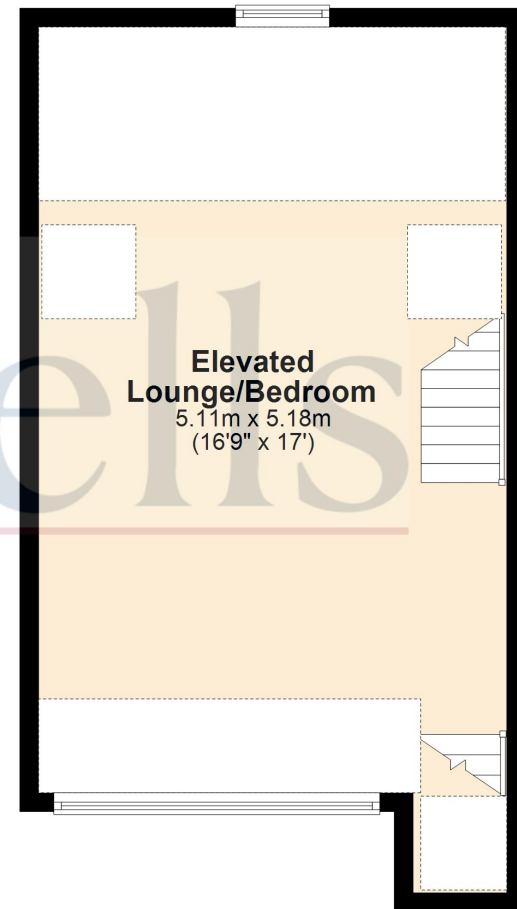
Ground Floor



First Floor



Second Floor



For illustrative 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.