



Larkins Close, Baldock Offers in Excess of £260,000

UNBELIEVABLE Value For Money | NO UPWARD CHAIN - Potential for a QUICK MOVE ! NO Stamp Duty for First Time Buyers saving you money from outset | Modern Terraced Home: Recently updated to provide a contemporary living space, perfect for modern lifestyles | Two Double Bedrooms: Spacious and adaptable, ideal for guests, or home offices | Low-Maintenance Interior: Hard flooring and neutral decor for easy upkeep and personal customisation | Fitted Kitchen: Compact yet modern, equipped with essentials for efficient cooking and less cleaning | Private Outdoor Space: with decking and gravelled area, great for relaxation and low in upkeep | Two Parking Spaces: No parking hassles with allocated spaces, adding convenience for car owners | Central Location: Just half a mile from the town centre, enabling easy access to local shops, cafes and restaurants | Excellent Commuter Links: Stones throw to the mainline station with fast routes to London, Cambridge and beyond, perfect for commuters



A Modern Terraced House, Just Half A Mile From The Town Centre, For Less Than £300k? It's the kind of opportunity you don't want to miss. Picture yourself taking a 10-minute weekend stroll to your favorite cafe, restaurant, or pub in the heart of this historic North Hertfordshire market town. You'll discover independent shops offering unique products, including a fantastic family butcher and baker. And if you need more, Tesco Extra is right at the top of the High Street, open 24 hours for your convenience.

This home strikes the perfect balance between comfort and practicality, making it an ideal match for a wide range of buyers. Whether you're a first-time buyer, ready to move out on your own, or looking for a bit more space than your current flat offers, this property could be exactly what you need. Investors will appreciate the strong rental yield of over 5% P.A. with no need for any upfront work, ensuring quick occupancy. Downsizers, too, will find it's got just the right amount of space and ease of living.

The ground floor offers a generous living area, providing ample room for your favorite sofa, armchair, and personal touches. The neutral decor and hard flooring not only look great but make cleaning a breeze, perfect for those who prefer a low-maintenance lifestyle—spills and messes can be quickly dealt with.

The kitchen, while compact, has been recently modernised and offers everything you need with a fresh, bright finish. And let's be honest—how often are you both cooking at the same time? Less space here means less cleaning, leaving you more time to enjoy the things you love.

When it's time to unwind, you'll find two comfortable bedrooms, each with space for wardrobes. The second bedroom is versatile—perfect for guests, an office space if you're working from home, or perhaps a nursery. The modern bathroom features a rainfall shower over the bath, giving you the choice of a refreshing shower in the morning or a relaxing soak in the evening.



Got a car? This property comes with two allocated parking spaces. Out back, there's a detached garden with a small patio area, ideal for setting up seating and a low-maintenance gravelled section where you can enjoy the sun or sip your morning coffee.

With the Mainline Station just around the corner, you can grab a few extra minutes of sleep and still be in central London in less than 45 minutes. If you're up for a seaside adventure, stay on the train a bit longer, and you'll find yourself in Brighton. Commuting by road? The A1(M) and A10 are easily accessible, taking you north and south with ease.

This property is sure to generate a lot of interest. **Don't wait—call the Leysbrook team today to arrange your viewing before someone else snaps it up!**

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - D

| GROUND FLOOR

Living Room: Approx 13' 9" x 11' 7" (4.19m x 3.53m)

Kitchen: Approx 9' 8" x 5' 3" (2.95m x 1.60m)

| FIRST FLOOR

Bedroom One: Approx 10' 6" x 8' 4" (3.20m x 2.54m)

Bedroom Two: Approx 8' 7" MAX x 7' 5" (2.62m x 2.26m)

Bathroom: Approx 6' 0" x 5' 5" (1.83m x 1.65m)

| OUTSIDE

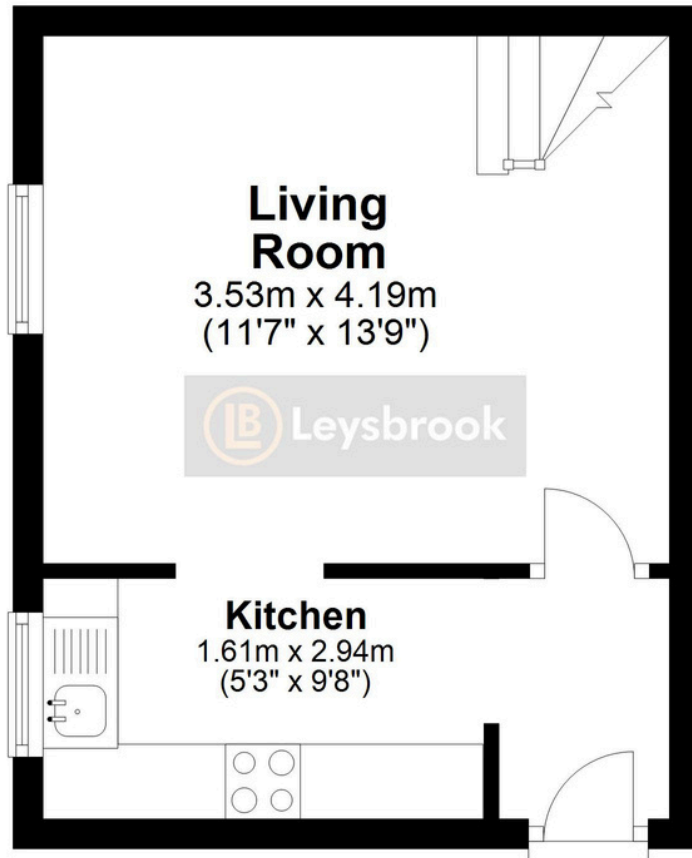
Two allocated off road parking spaces

Enclosed gated garden to the rear



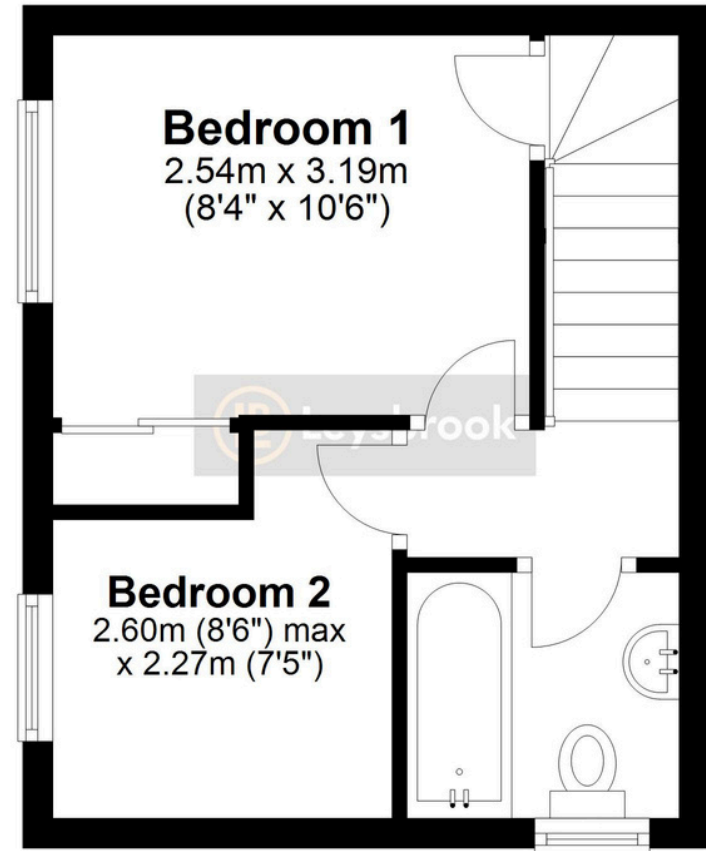
Ground Floor

Approx. 23.9 sq. metres (257.5 sq. feet)



First Floor

Approx. 21.9 sq. metres (236.0 sq. feet)



Total area: approx. 45.9 sq. metres (493.5 sq. feet)

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

Plan produced using PlanUp.



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC