



Brewery Lane, Baldock, Hertfordshire. SG7 5AT





2 Bedroom Semi-Detached House £315,000 Freehold

A beautifully presented two bedroom freehold property set in this popular cul-de-sac in the heart of Baldock, offering easy access to the bustling High Street with all its shops, bars and cafes. The property boasts a large lounge, modern kitchen on the ground floor, upstairs are two bedrooms and a family bathroom. Outside is a large rear garden with access on the side of the property.



- Semi detached
- Two bedrooms
- Good condition throughout
- Close to station
- Central location
- Large garden
- EPC rating D. Council tax band C

Ground Floor:**Entrance:**

Entrance via double glazed front door leading to:

Lounge:

Abt: 12' 0" x 14' 0" (3.66m x 4.27m) Double glazed patio doors to garden, radiator.

Kitchen:

Abt: 8' 0" x 10' 0" (2.44m x 3.05m) Range of base and wall units, stainless steel sink and drainer, integrated oven and electric hob, double glazed door to garden.

Cellar:

Abt: 12' 0" x 22' 0" (3.66m x 6.71m) Good size storage space, potential to use as utility room.

First Floor:**Bedroom One:**

Abt: 10' 0" x 12' 0" (3.05m x 3.66m) Double glazed window to front aspect, radiator.

Bedroom Two:

Abt: 6' 11" x 9' 5" (2.11m x 2.87m) Double glazed window to rear aspect, built in wardrobe space.

Bathroom:

Low level WC, wash hand basin, electric shower, frosted window to rear aspect.

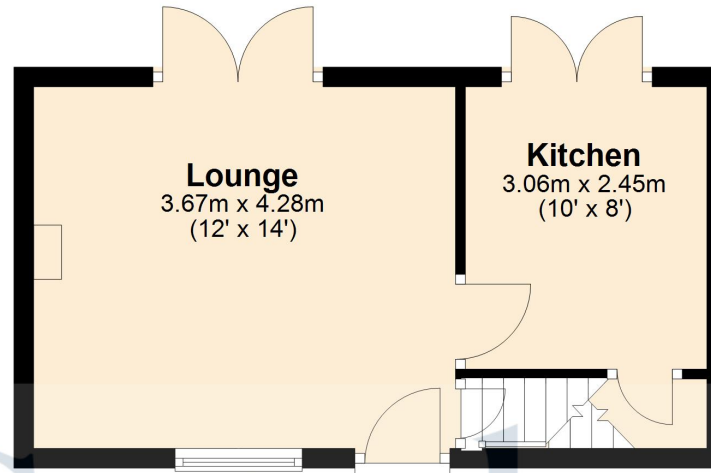
Outside:**Rear Garden:**

Side access gate, artificial grass mat, decking area.

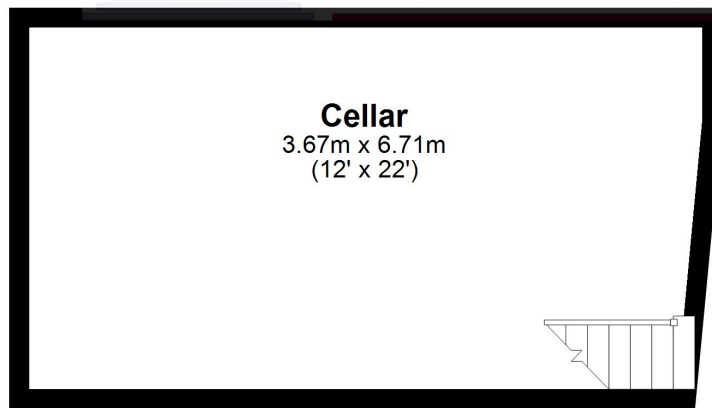


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

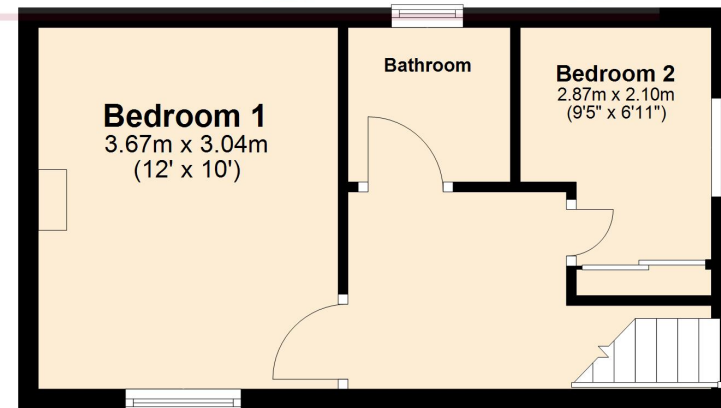
Ground Floor



Basement



First 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.