



11, Icknield Way East

Baldock,
Hertfordshire, SG7 5DE
Freehold £385,000

COUNTRY PROPERTIES
PART OF HUNTERS

An immaculately presented and surprisingly spacious 2/3 bedroom town house located in a particularly central area of Baldock within very short walking distance to Baldock town centre, mainline train station, and all other local amenities. Originally the ground floor accommodation space was a garage but this has been professionally converted to provide a fantastic size lounge space (as currently used) or a further very spacious double bedroom.

- Beautifully presented throughout
- Versatile accommodation
- 2/3 double bedrooms
- Off road parking
- Central location
- Good size rear garden

Accommodation

External staircase to entrance door on first floor:

First Floor

Entrance Hall

Radiator, stairs to second floor, door to:

Dining Room/Lounge

10' 6" x 16' 3" (3.20m x 4.95m)

Window to front aspect, radiator, door to:

Kitchen

7' 9" x 13' 9" (2.36m x 4.19m)

Radiator, window to rear aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven and grill, electric hob with extractor over, dishwasher, space for fridge freezer, external door to rear garden, door to stairs down to ground floor

Lounge/Bedroom 3.

Ground floor

Lounge/Bedroom 3

19' 2" x 13' 0" (5.84m x 3.96m)

Window to front aspect, external door to front, radiator x 2, under stairs storage cupboard with plumbing for washing machine.

Second Floor

Landing

Window to side aspect, loft hatch, storage cupboard, doors to:



Bedroom 1

9' 8" x 11' 6" (2.95m x 3.51m)

Window to front aspect, radiator, built-in wardrobes and storage cupboard.

Bedroom 2

13' 9" x 7' 9" (4.19m x 2.36m)

Window to rear aspect x 2, radiator.

Bathroom

7' 7" x 5' 9" (2.31m x 1.75m)

Double shower, W.C, wash hand basin, heated towel rail.

External

Front

Driveway providing off road parking for one car, integral brick store, electric vehicle charging point, gated access at side to rear.

Rear Garden

Attractive rear garden with patio leading to lawn and a further lit seating area with raised beds and borders, space to side of property and gated access to front.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	71	
(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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