



The Copse, Limekiln Lane, Baldock, Hertfordshire. SG7 6PR







## 2 Bedroom Park Home

### £50,000 Leasehold

Set in the heart of Baldock, in this popular Park home site is this charming two bedroom property.

The property offers good sized accommodation throughout and has a generous private garden. The property is offered to the market on a chain free basis.

To live in a park home you must have park home insurance, when a park home is over 50 years old you may need specialist insurance and we suggest for advice that you speak to Terrell Robotham at Assist Insurance Services for advice his telephone number is 01604 946 785 or e mail him on [terrell.robertson@parkhomeassist.co.uk](mailto:terrell.robertson@parkhomeassist.co.uk)

- Two bedrooms
- Park Home
- Town centre location
- No age restriction
- Parking
- Garden
- Cash buyers only
- EPC exempt. Council tax band A

**Ground Floor:****Entrance Hall:**

Via double glazed front door.

**Hallway:**

Small hallway giving access to all rooms.

**Lounge:**

Abt: 10' 0" x 11' 0" (3.05m x 3.35m) Double glazed window to front and side aspect, double glazed doors to porch and garden, 2 x radiators.

**Kitchen:**

Abt: 10' 0" x 11' 0" (3.05m x 3.35m) Range of fitted wall and base units, stainless steel sink and drainer, double glazed window to side aspect.

**Bedroom One:**

Abt: 8' 5" x 10' 0" (2.57m x 3.05m) Double glazed window to rear and side aspect, radiator.

**Bedroom Two:**

Abt: 4' 5" x 7' 0" (1.35m x 2.13m) Double glazed window to rear.

**Bathroom:**

Abt: 5' 0" x 5' 0" (1.52m x 1.52m) Suite comprising low level WC, bath with shower, frosted double glazed window to rear.





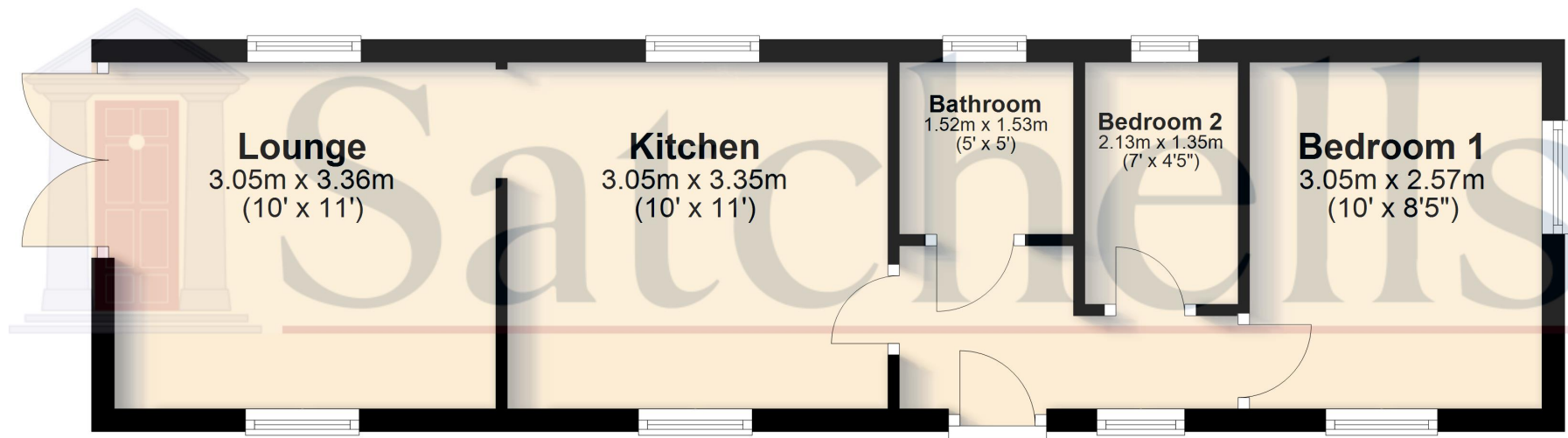


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



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.

## 4 The Copse, Limekiln Way, Baldock