



36, Barley Rise

Baldock,

Hertfordshire, SG7 6RT

Freehold - Guide Price £350,000

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properties

A very well presented, chain free, 2 bedroom end of terrace home with driveway parking, integral single garage and stunning views over open farmland! This fantastic home located in Barley Rise on the ever popular Clothall Common development would suit first time buyers, downsizers or investors alike with 2 reception rooms on the ground floor, 2 spacious bedrooms on the first and an attractive South facing rear garden with large patio over looking open farmland to the rear.

- Well-presented throughout
- Chain Free
- 2 Good size bedrooms
- Garage & off road parking for 2-3 cars
- Views over open farmland to the rear
- Ideal first time / investment purchase
- Council Tax band C
- EPC rating D

Accommodation

Entrance Hallway

Radiator, coat/shoe storage cupboard, door to lounge, opening to:

Kitchen

7' 2" x 7' 3" (2.18m x 2.21m)

Window to the front aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, space for cooker, washing machine, fridge/freezer.

Lounge

15' 7" x 12' 5" (4.75m x 3.78m)

Radiator, stairs to the first floor, electric feature fireplace, French doors to conservatory.

Conservatory

8' 7" x 7' 0" (2.62m x 2.13m)

Fully glazed, French doors to rear garden.

First Floor

Landing

Doors to:

Bedroom One

10' 7" x 8' 2" (3.23m x 2.49m)

Window to the rear aspect, radiator, built in wardrobes, views over open farmland to rear.

Bedroom Two

10' 8" x 7' 0" max (3.25m x 2.13m)

Window to the front aspect, radiator, built in wardrobes, airing cupboard, loft hatch.



Bathroom

WC, wash hand basin, bath with shower attachment over and screen.

External

Front

Front garden laid to paving and driveway to side leading to integral single garage providing off road parking for 2-3 cars. Brick built external store cupboard at entrance.

Rear

South facing rear garden laid to lawn overlooking open farmland to rear with mature borders, large patio seating area, pedestrian rear access door to garage.

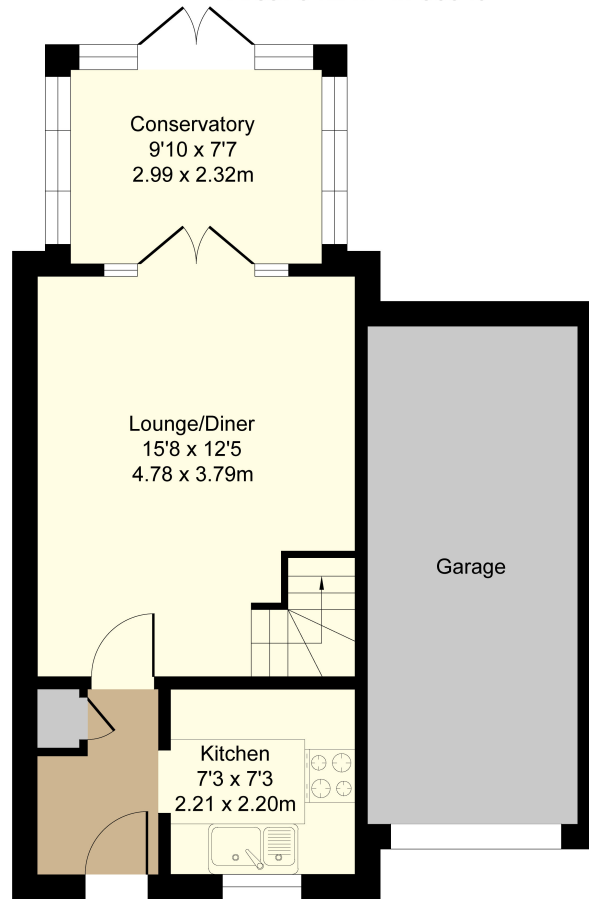




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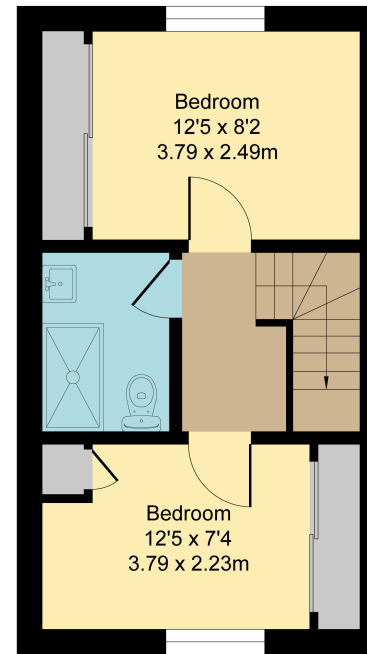
Ground Floor

Area: 34.2 m² ... 369 ft²



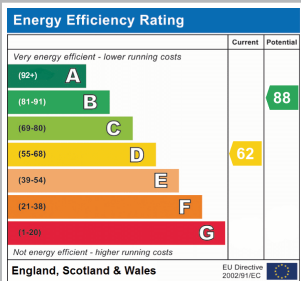
First Floor

Area: 27.0 m² ... 291 ft²



Total Area: 61.2 m² ... 660 ft²

All Measurements are approximate and for display purposes only



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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