



12 Bramley Close, Baldock, Hertfordshire. SG7 5DF

| Satchells





## 2 Bedroom Semi-Detached House Offers in Region of £369,950 Freehold

A two bedroom, semi detached property, located in the centre of the historic town of Baldock. Offering easy access to the vibrant high street and mainline train station. Refurbished by the current owner, it boasts a large kitchen diner, and lounge on the ground floor with 2 bedrooms and a bathroom on the first floor. Outside there is a landscaped garden, off street parking and garage.

- Two bedrooms
- New Kitchen
- New Bathroom
- off street parking
- New Electrics
- New Gas Central Heating
- Garage
- EPC rating C. Council tax C

**Ground Floor****Hallway:**

Double glazed composite door to rear, wooden flooring, radiator, stairs to first floor.

**Living Room:**

Abt. 14' 0" x 9' 8" (4.27m x 2.95m) Radiator 2x, double glazed window to front, (bay window) double glazed French door to rear, inset ceiling lights, wood flooring.

**Kitchen:**

Abt. 14' 0" x 7' 10" (4.27m x 2.39m) Oven, induction hob with extractor hood over, single stainless sink with drainer, integrated fridge, & washing machine, double glazed window to front and rear, tiled splashback, cupboards under stairs, with work top and power

**First Floor****Landing:**

Loft access, boarded fully and insulated, light power and ladder access. Carpet as fitted, radiator. Double glazed window to rear.

**Bedroom One:**

Abt. 14' 0" x 9' 11" (4.27m x 3.02m) Double glazed window to front, radiator, carpet as fitted.

**Bedroom Two:**

Abt. 7' 0" x 11' 2" (2.13m x 3.40m) Double glazed window to front, radiator, carpet as fitted.

**Bathroom:**

Abt. 7' 0" x 5' 0" (2.13m x 1.52m) Panelled bath over shower, inset wash hand basin with tiled splashback, shaver point, extractor fan, low level WC, heated towel rail, tiled flooring, inset lighting.

**Outside****Garage:**

with power and Light

1 parking space in front.

**Front Garden:**

Outside lights and small grass area

**Rear Garden:**

0m x 0m (0' 0" x 0' 0") Enclosed, half lawn with the remainder laid to patio with stone borders. Single gate access. Outside light, outside tap, outside sockets. Provision for electric car charger, outside lights.

## **Additional Information**

### **Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

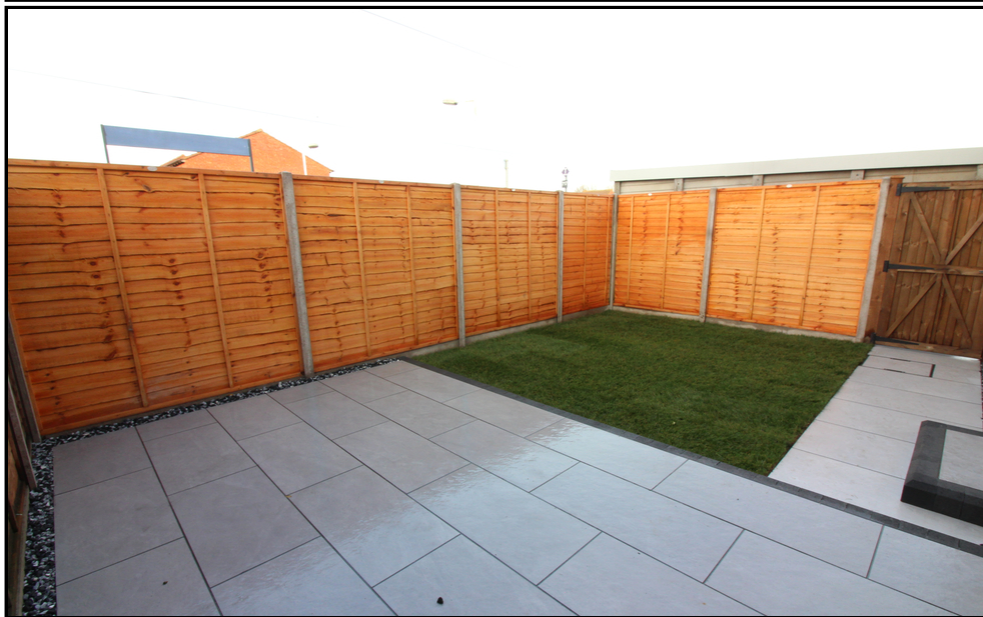
The kitchen, bathroom, boiler/central heating and electrics are all new and come with the relevant certificates and guarantees.

### **Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.







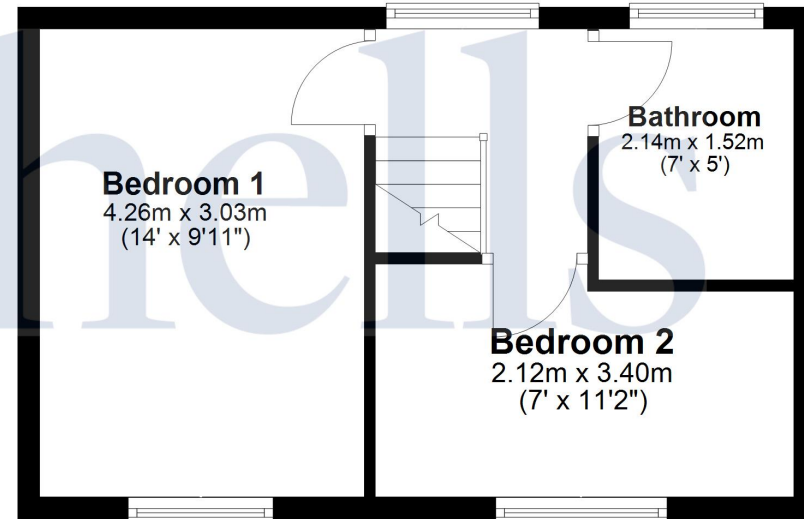
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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## Ground Floor



## First Floor



For illustration 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.