



Pinnocks Lane, Baldock, Hertfordshire. SG7 6DD







## 2 Bedroom Terraced House

**£335,000 Freehold**

A beautifully presented two bedroom period property set in the heart of Baldock, offering easy reach to the bustling High Street and train station. The property boasts a welcoming lounge, and a modern open plan kitchen dining room. A cloakroom makes up the rest of the downstairs accommodation. Upstairs are two bedrooms and a bathroom whilst outside is a large rear garden with a lovely decking area. To the front is off street parking for two cars.



- Two reception rooms
- Two bedrooms
- Open plan kitchen
- Beautifully decorated
- Large rear garden
- Double glazed
- Town centre
- EPC rating C. Council tax band C

## **Ground Floor:**

### **Entrance:**

Via double glazed door.

### **Reception:**

Abt. 14' 3" x 11' 3" (4.34m x 3.43m) Double glazed window to front aspect. Laminate flooring. Feature fireplace and surround. Radiator.

### **Kitchen:**

Abt. 10' 9" x 9' 1" (3.28m x 2.77m) Range of fitted wall and base units with roll top work surfaces. Stainless steel sink and drainer. Oven and hob. Plumbing for automatic washing machine. Tiled flooring. Opens to:

### **Reception Room Two:**

Abt. 12' 0" x 9' 5" (3.66m x 2.87m) Double glazed window and door to rear aspect. Two sky lights. Radiator. Tiled flooring.

### **Cloakroom:**

Suite comprising low level WC and wash hand basin. Tiled flooring.

## **First Floor:**

### **Landing:**

Fitted carpet. Doors to:

### **Bedroom One:**

Abt. 11' 6" x 10' 6" (3.51m x 3.20m) Two double glazed windows to front aspect. Radiator. Fitted carpet.

### **Bedroom Two:**

Abt. 9' 7" x 7' 4" (2.92m x 2.24m) Double glazed window to rear aspect. Radiator. Fitted carpet.

### **Bathroom:**

Abt. 6' 5" x 5' 3" (1.96m x 1.60m) Suite comprising low level WC, panelled bath and hand wash basin. Double glazed window to rear aspect. Tiled flooring.

### **Outside:**

Large rear garden mainly laid to lawn with decked area. To the front is off street parking for two cars.

## Additional Information:

### Agents Note:

Draft details yet to be approved by the vendor and may be subject to change.



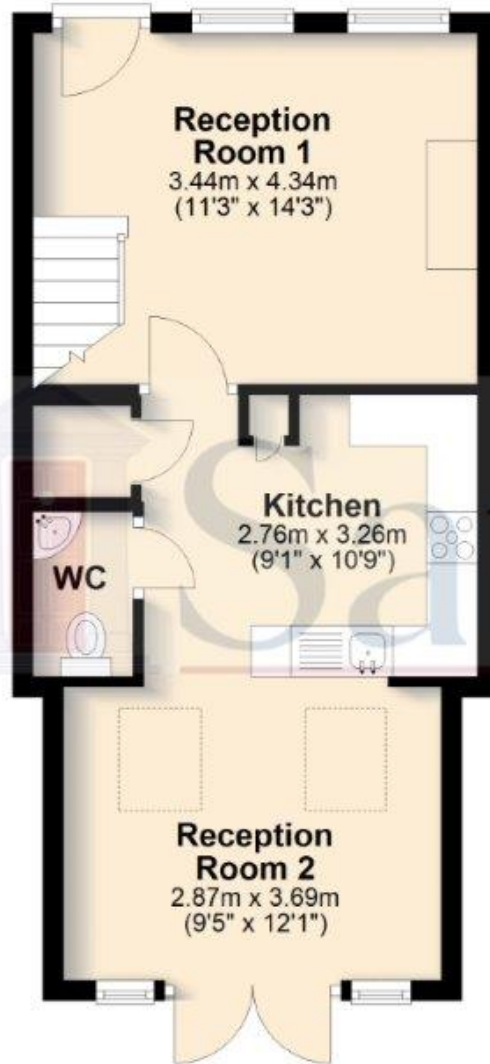




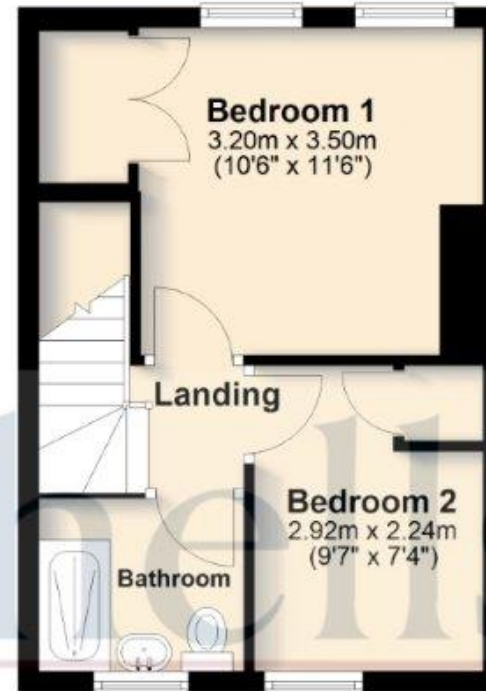
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



## 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.