



## Page Close, Baldock, Hertfordshire, SG7

£1,000 pcm

- Available beginning of August
- ONE bedroom End of Terrace House
- MODERN fitted kitchen
- 13ft Living room with door to rear garden
- Three piece bathroom suite
- Garden to rear and gated access to side
- Allocated off road parking space
- A MILE to Baldock MAINLINE Station (21 minute walk)
- Very good road links close to A1(M)





GREAT Location | One bed end of terrace house | NEW MODERN fitted kitchen | 13ft living room | Allocated OFF ROAD PARKING | Just a stones throw from the historic market town centre with specialist shops, coffee shops, pubs and restaurants | A MILE from BALDOCK TRAIN Station | Great road links

This one bedroom modern end of terraced home has a new MODERN fitted kitchen with built in oven and hob, washing machine and fridge. A good size living room with hard flooring leads through to the rear garden, upstairs a good size DOUBLE bedroom with built in cupboard and a three piece bathroom suite complete the interior of this home.

Outside this property is further complemented by a gated rear garden and an allocated off road parking space.

View ASAP to secure before someone else does.

#### | ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - E

Deposit - £1,148.00

Availability - Beginning of August

Sorry - NO PETS

#### | GROUND FLOOR

Living Room: Approx 13' 6" x 9' 1" (4.11m x 2.77m)

Kitchen: Approx 7' 2" x 6' 2" (2.18m x 1.88m)

#### | FIRST FLOOR

Bedroom One: Approx 10' 2" x 9' 7" (3.10m x 2.92m)

Bathroom: Approx 7' 3" x 5' 6" (2.21m x 1.68m)

#### | OUTSIDE

Rear garden with gated access to the side

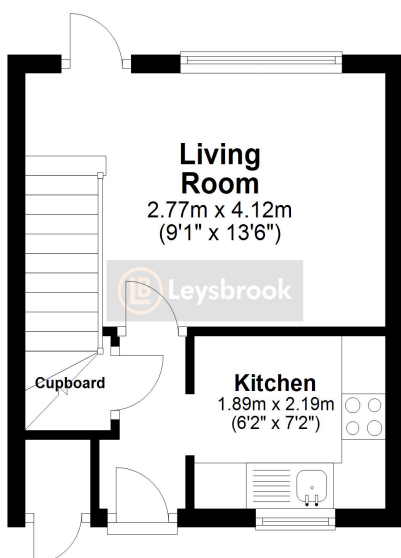
Allocated off road parking space

AVAILABLE beginning of August on an unfurnished basis | Do you need to be close to a STATION? | Want modern convenience and OFF ROAD PARKING? | One bedroom house | NEW MODERN fitted kitchen | Three piece bathroom suite | Take a look inside.....



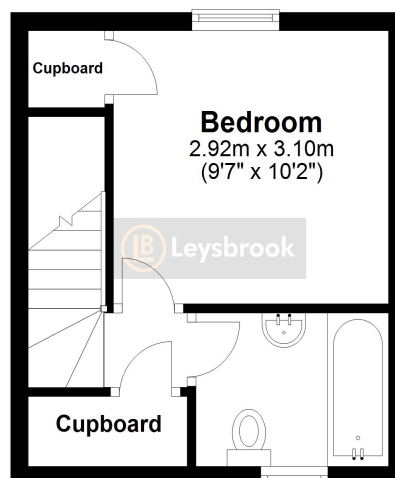
### Ground Floor

Approx. 19.6 sq. metres (211.3 sq. feet)



### First Floor

Approx. 19.3 sq. metres (207.6 sq. feet)



Total area: approx. 38.9 sq. metres (418.9 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	