



Alder Close, Baldock Offers in Excess of £300,000

A modern 2 Bed Home At That Price? How Can That Be? FIRST TIME BUYER? - NO STAMP DUTY! NO UPWARD CHAIN - Possible QUICK MOVE | Strong Investment Potential: Attractive to renters with a solid yield, ideal for investors looking for a good return | Spacious Living Area: Ample room to lounge or host friends, making it a great space for relaxation and socialising | Modern Kitchen: Perfect for quick meals and easy cleanup | Good size main bedroom with built in wardrobes | Modern bathroom suite with shower over the bath - great for quick shower in the morning and long soak at night | Private Garden with Patio: Offers a versatile outdoor space with a grassy area and mature shrubs, plus a shed for extra storage - ideal for gardening or relaxing outside | Driveway and an off road allocated parking space | Do you commute? Just a mile (20 mins walk) to Baldock mainline station. Less than 40 mins to London - stay on same line for Gatwick and Brighton! | Great road links - short drive to A1(M), M1 and A10 nearby. 30 mins to London Luton Airport |



Check out this modern home, just half a mile from the town centre, all for less than £350k. With no Stamp Duty for first time buyers and no upward chain, meaning a potential quick move, this could be the home for you.

It strikes the perfect balance between comfort and practicality, making it an ideal fit for first-time buyers eager to establish roots, city commuters seeking a quieter life, investors, or those looking to downsize. Investors will appreciate the potential for high demand and consistent occupancy, with a strong projected yield of over 5% P.A.

Picture a quick 10-minute walk to your favourite café, restaurant, or pub in the heart of this historic North Hertfordshire market town. Enjoy the charm of local independent shops, including a standout family-run butcher and a popular bakery. For bigger shopping needs, there's a 24-hour Tesco EXTRA at the top of the high street.

The living space on the ground floor is generously sized, with ample room for sofas and additional furniture. It's neutrally decorated with durable flooring to the dining area that's both stylish and easy to maintain - perfect for a hassle-free lifestyle. Here there's plenty of space for a table and chairs for dining and entertaining friends and family.

Though compact, the kitchen features everything necessary for daily use, wrapped up in a neat, modern aesthetic. It's designed for efficiency, reducing both your time spent cooking and cleaning. Besides, it's likely that only one of you will be in there at a time.

At the end of the day, when it's time to recharge your batteries there is a sizable double bedroom and a second single both with carpets – no cold feet on a winter's morning. The second room is perfect for guests, a home office, or a nursery. The bathroom is updated with a shower over the bath, ideal for refreshing mornings or relaxing evenings.



Got a car? Parking is no hassle with a driveway and allocated off road parking space.

But that's not all - outside, you'll find a good-sized garden. Enjoy a lawn and patio where you and your guests can catch the sun at different times of the day - perfect for hosting summer barbecues or just enjoying a glass of wine on a warm evening. It's a functional space with plenty of potential for personal touches, whether you're into gardening or looking for a quiet spot to relax outdoors. There's also a handy shed for extra storage.

The nearby mainline station means you can hit snooze one more time and still make it to central London in under 45 minutes. Plus, with direct connections, you're just over an hour more away from seaside escapes in Brighton. Road commuters will find the A1(M) and A10 conveniently close and London (Luton) Airport is just 30 minutes away.

We expect this property to attract plenty of attention. **Get in touch with the Leysbrook team to schedule a viewing before it's snapped up!**

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - TBC

| GROUND FLOOR

Lounge /Diner: Approx 23' 5" x 12' 5" (7.14m x 3.78m)

Kitchen: Approx 9' 5" x 5' 3" (2.87m x 1.60m)

| FIRST FLOOR

Bedroom One: Approx 14' 9" x 12' 5" (4.51m x 3.78m)

Bedroom Two: Approx 10' 1" x 6' 6" (3.07m x 1.98m)

Bathroom: Approx 7' 1" x 5' 6" (2.16m x 1.68m)

| OUTSIDE

Driveway and separate allocated off road parking space



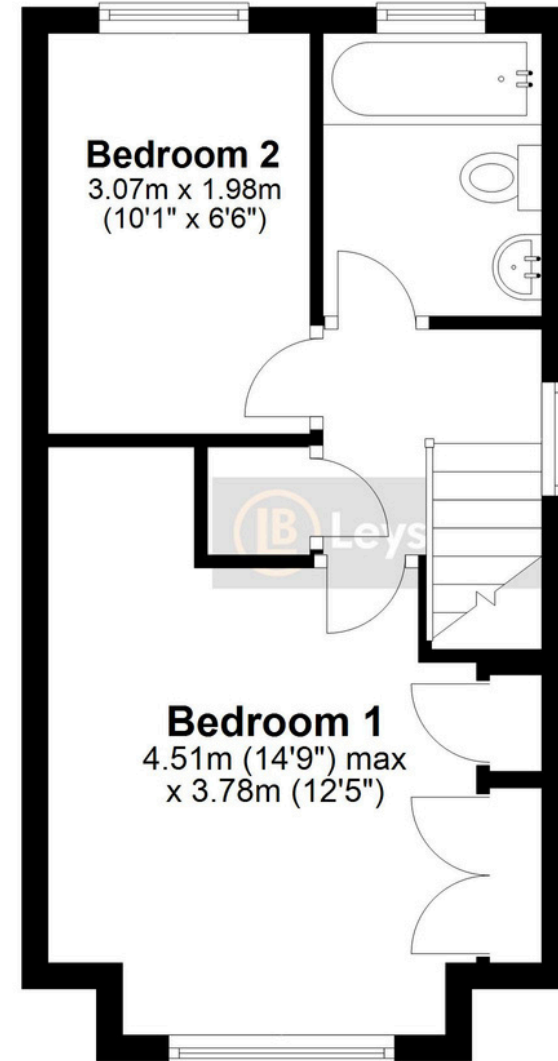
Ground Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



Total area: approx. 56.6 sq. metres (609.7 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.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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