



Pond Lane, Baldock, Hertfordshire. SG7 5AS







## 2 Bedroom Terraced House

### £300,000 Freehold

Set in the 'Heart of Baldock' is this two bedroom period property. The property boasts two good sized bedrooms and a large open plan kitchen/lounge. Offering easy access to the bustling town centre with all of its shops, cafes and bars makes this property an ideal first time purchase.

- Two bedrooms
- Period property
- Town centre location
- Open plan kitchen
- Freehold
- Ideal first time buy
- Shower room
- EPC rating D. Council tax band C



## Ground Floor:

### Kitchen/Lounge:

Abt: 31' 5" x 11' 4" (9.58m x 3.45m) Open plan kitchen/living space, fitted kitchen with range of base and wall units, sink / drainer and worktops, integrated oven and gas hob, plumbing for washing machine and space for fridge/freezer, storage cupboard and understairs cupboard, tiled flooring, radiator, double glazed window and sky light, main entrance door and door to rear, in the lounge is laminate flooring.

## First Floor:

### Bedroom One:

Abt: 11' 7" x 7' 7" (3.53m x 2.31m) Double glazed window, laminate flooring, loft hatch, radiator.

## Bedroom Two:

Abt: 9' 2" x 6' 0" (2.79m x 1.83m) Double glazed window , laminate flooring, built in cupboard housing a boiler, radiator.

## Shower Room:

Part tiled shower room comprising wash hand basin, low level WC, double shower cubicle, extractor fan, bathroom wall cabinet, lino flooring.

## Additional Information:

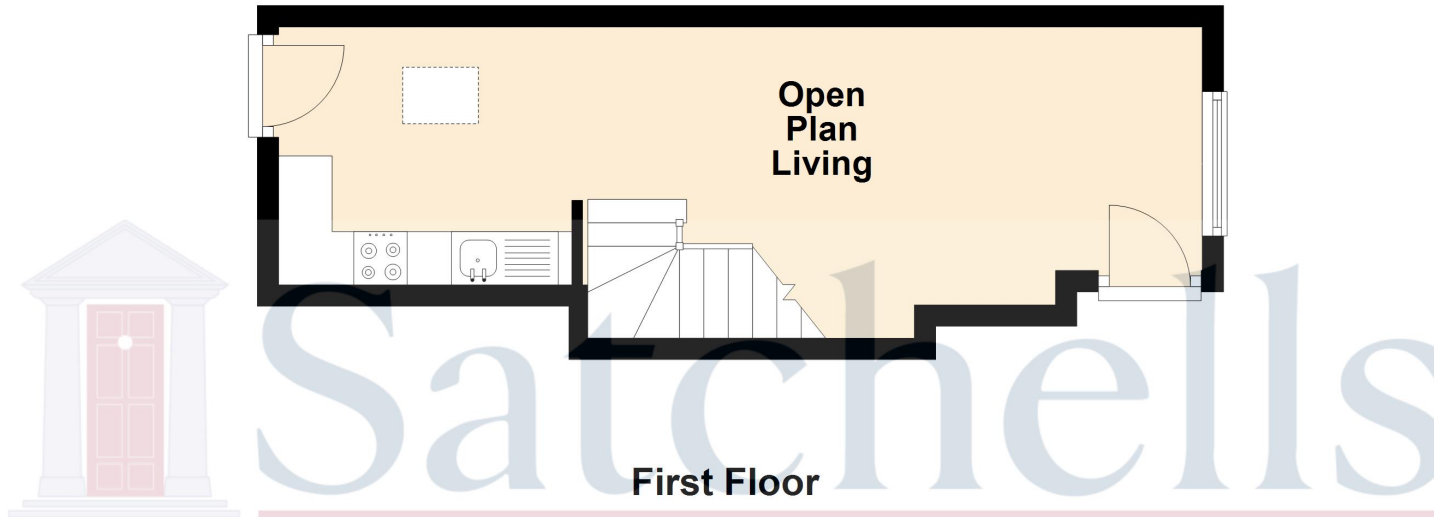
### Agents Note:

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

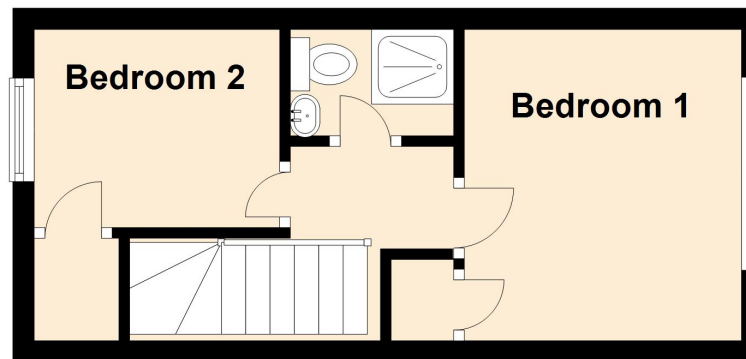


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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