



4 Hillside Park Limekiln Lane, Baldock, Hertfordshire. SG7 6PQ

| Satchells



2 Bedroom Park Home

£175,000 Leasehold

Satchells Estate Agents presents to market this brilliant size double unit two bedroom property, set in the heart of Baldock. Recently refurbished throughout, the property offers a great size kitchen, lounge, two bedrooms, including built in wardrobes in the principal bedroom and a wonderful shower room. Outside has a generous size garden with the inclusion of private parking. The property is situated within touching distance of Baldock's historic High Street.

- Double unit
- Town centre location
- Brilliant condition
- Countryside views
- Low maintenance garden
- Private parking
- Two bedrooms
- Recently refurbished
- Early viewings recommended
- EPC exempt. Council tax band A

Ground Floor

Entrance:

Via double glazed front door.

Kitchen:

Abt. 12' 0" x 9' 5" (3.66m x 2.87m) Double glazed window to side aspect. Range of fitted wall and base units. Stainless steel sink and drainer. Plumbing for washing machine. Built in storage. Wooden flooring.

Lounge:

Abt. 18' 0" x 10' 0" (5.49m x 3.05m) Double glazed windows to front and side. Double glass patio doors to front. Fitted carpets. Radiator.

Bedroom One:

Abt. 10' 0" x 9' 5" (3.05m x 2.87m) Double glazed window to rear. Fitted wardrobes. Built in storage. Fitted carpets. Radiator.

Bedroom Two:

Abt. 9' 5" x 7' 0" (2.87m x 2.13m) Double glazed window to side. Fitted carpets. Radiator.

Shower Room:

Two frosted windows. Three piece suite comprising shower cubicle with glass screen, low level wc and hand wash basin. Tiled walls. Wooden flooring.

Outside Garden:

Mainly laid to lawn. Patio seating area. Storage.

Parking:

Private parking, including communal residential parking.

Additional Information

Agents Note:

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

Anti-Money Laundering (AML):

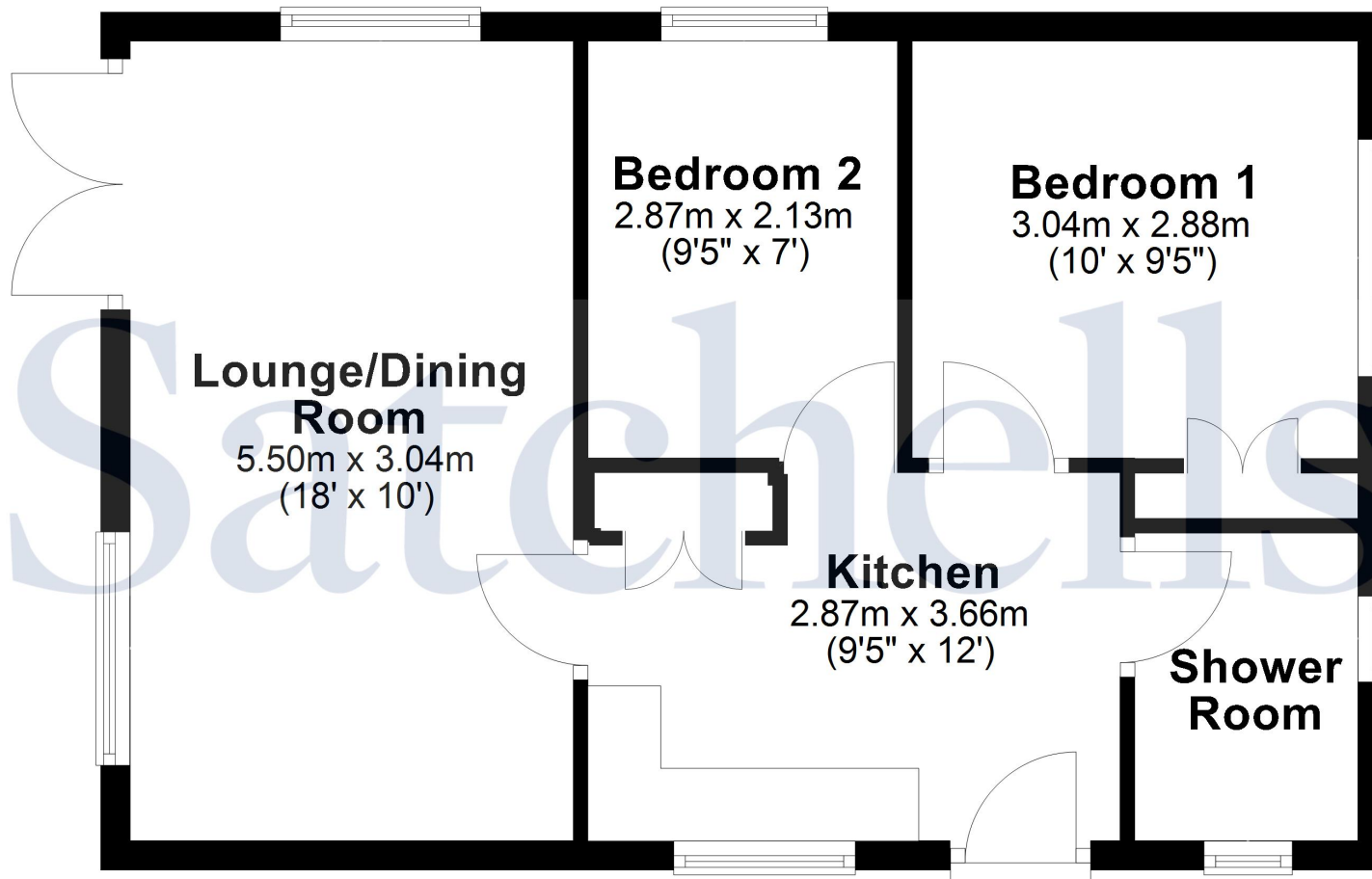
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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



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.