



Rusbridge Court

Baldock,
Hertfordshire, SG7 5BL
£425,000

country
properties

We are delighted to offer this centrally located three-bedroom townhouse, just a short walk from the high street and train station, making it ideal for families, commuters and investors alike.

Upon entering the property, you are welcomed by a bright and airy entrance hall. To the left is a modern kitchen fitted with a range of wall and base units and integrated appliances. Straight ahead is the staircase to the first floor, a convenient cloakroom, and a spacious living/dining room featuring hardwood flooring throughout. French doors from the living area provide direct access to the rear garden.

The first floor offers two generously proportioned double bedrooms, both served by a modern family bathroom complete with a full-sized bath with shower over, WC and wash hand basin. The second floor is dedicated to the principal bedroom suite, benefiting from a Velux window and its own en-suite shower room with walk-in shower, WC and wash hand basin.

Externally, the property enjoys a well-maintained, low-maintenance rear garden, mainly laid to lawn with a paved patio area ideal for outdoor seating and entertaining. To the front, there is one allocated parking space on the driveway, along with an additional allocated space located a short walk away.

Location

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.

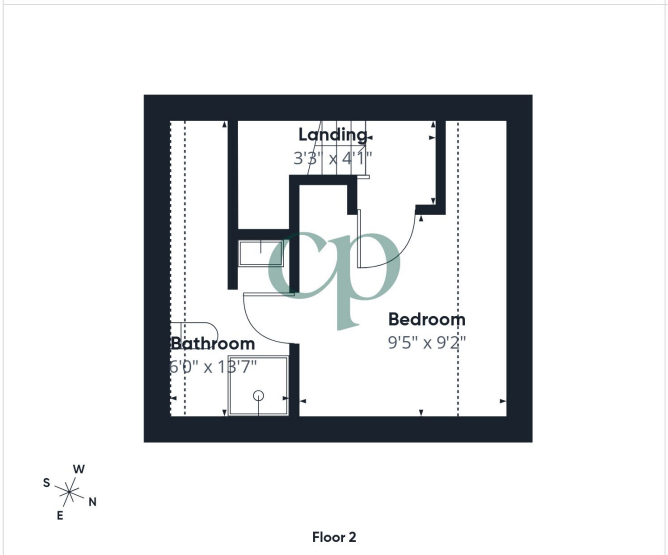
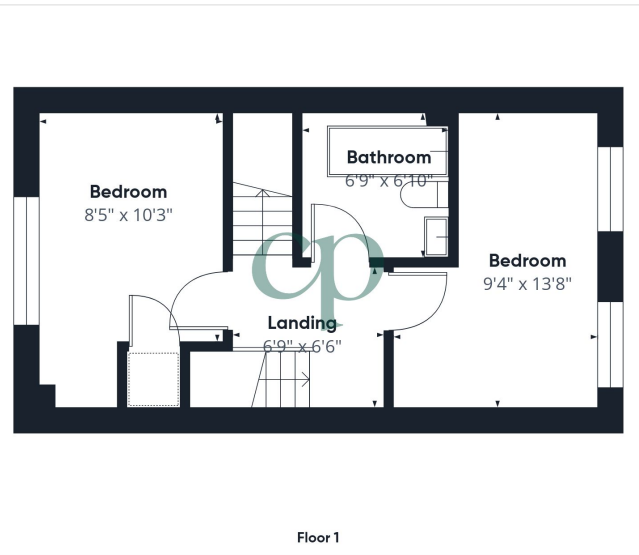
Anti-Money Laundering (AML): To meet legal requirements, all purchasers are required to complete an Anti-Money Laundering (AML) and financial sanctions check once a sale has been agreed, subject to contract. This check is carried out securely by a third-party provider at a cost of £60 (inclusive of VAT) per property, payable by the applicant(s).

- Mid Terrace 3 Bedroom Town House
- 3 Bedrooms - 2 Bathrooms - 1 Cloak room
- Off road parking space for 2 cars.
- Turnkey property, Ready to move in!
- Central location, just a short walk from train station and high street
- Council Tax Band C - EPC Rating C









Approximate total area⁽¹⁾
820 ft²

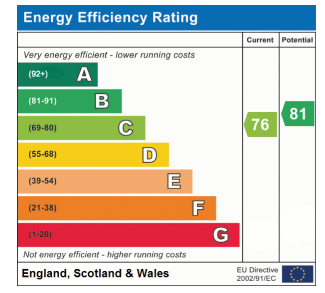
Reduced headroom
40 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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