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Church Street, Baldock, Hertfordshire, SG7

£2,100 pcm

- Three bedroom semi-detached family home over three floors
- Completely re-furbished inside within the last couple of years
- Two main bedrooms with en-suites, third has a separate shower room
- Brand new modern fitted kitchen with double oven, 5 ring hob and integrated fridge freezer and dishwasher
- Great open plan living space
- Large living area with bi-folding doors to the rear
- Separate utility room and downstairs cloakroom
- Enclosed rear garden with gated access to side
- Two allocated OFF ROAD PARKING spaces behind electric gates
- Just a 5 minute walk to Baldock main line train station





Beautifully presented THREE bedroom semi detached house | Fantastic MODERN interior | Open plan living space | MODERN fitted kitchen | Good Size DOUBLE Bedrooms, two with en-suites | MODERN shower room | Secure gated parking with EV charging | 5 minute walk to Baldock Train Station | A stones from the bustling MARKET TOWN |

This stunning three double bedroom semi-detached home has been fully refurbished throughout, offering a stylish, contemporary finish and bright, spacious interiors. Perfectly positioned just a five-minute walk from Baldock Mainline Station and close to the bustling town centre, this property combines modern living with convenience.

On the ground floor, the property features a generous open-plan living and dining area, a modern fitted kitchen with integrated appliances, a utility room, and a downstairs cloakroom.

The first floor boasts a large main bedroom with a walk in wardrobe and a luxurious en-suite bathroom, along with a second double bedroom featuring an en-suite shower room. On the top floor, you'll find a third double bedroom and a separate modern shower room.

Outside, the home offers two allocated off-road parking spaces located behind secure electric gates, complete with an electric vehicle charging point for added convenience.

Positioned in the heart of historic Baldock, you're just moments from the town's charming high street with its independent shops, cafés, restaurants, and traditional pubs. A Tesco Extra supermarket is also nearby for everyday essentials. This property truly ticks all the boxes – stylish, spacious, and ideally located with secure parking and modern amenities.

View ASAP to secure before someone else does.

| ADDITIONAL INFORMATION

Available end of November

Council Tax Band - D

EPC Rating - C

Sorry - no pets

Deposit - £2,432.00

| GROUND FLOOR

Open Plan living Space: Approx 29' 6" x 18' 9" (8.99m x 5.71m)

Utility Room: Approx 8' 9" x 5' 4" (2.67m x 1.63m)

Downstairs Cloakroom: Approx 5' 5" x 2' 6" (1.65m x 0.76m)

| FIRST FLOOR

Bedroom One: Approx 18' 6" x 9' 10" (5.64m x 3.00m)

En-Suite: Approx 8' 4" x 5' 9" (2.54m x 1.75m)

Bedroom Two: Approx 9' 6" x 9' 6" (2.90m x 2.90m)

En-Suite: Approx 9' 6" x 2' 9" (2.90m x 0.84m)

Bedroom Three: Approx 14' 6" x 8' 9" (4.42m x 2.67m)

Shower Room: Approx 9' 3" x 3' 7" (2.82m x 1.09m)

| OUTSIDE

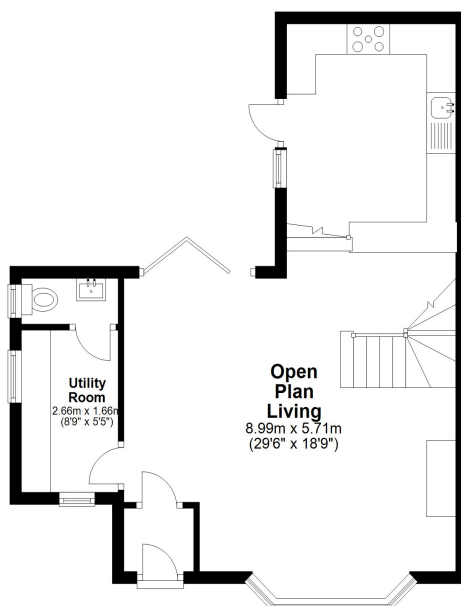
Two allocated off road parking spaces and electric car charging point

Enclosed rear garden



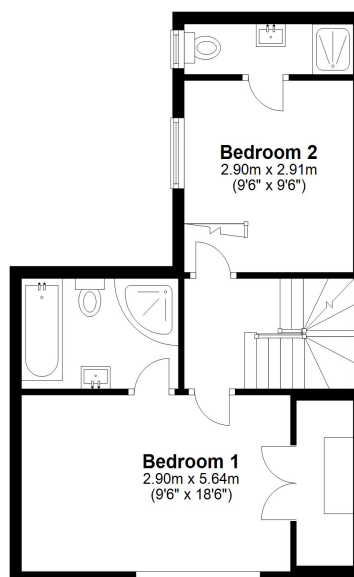
Ground Floor

Approx. 46.2 sq. metres (497.6 sq. feet)



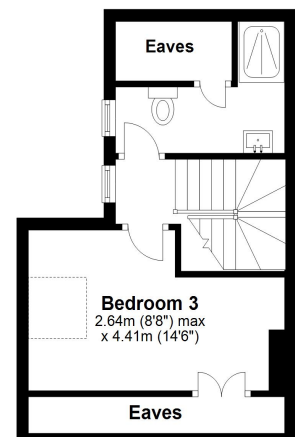
First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Second Floor

Approx. 25.0 sq. metres (269.3 sq. feet)



Total area: approx. 109.5 sq. metres (1178.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	