



Larkins Close, Baldock, Hertfordshire. SG7 5DG





2 Bedroom Semi-Detached House

£350,000 Freehold

A well maintained, two bedroom semi detached property, set in this popular cul-de-sac location. Offered to the market on a chain free basis, the property boasts a large lounge, kitchen/dining room and conservatory on the ground floor. With two large bedrooms and a family bathroom on the first floor. Outside, there is a rear garden and ample off street parking to the front.

- Two bedrooms
- Semi detached
- Off street parking
- Double glazed
- Built-in storage
- Close to train station
- Cul-de-sac location
- Ample off road parking
- Chain free
- EPC rating C. Council tax band C

Ground Floor**Entrance:**

Double glazed front door.

Lounge:

Abt. 14' 5" x 10' 6" (4.39m x 3.20m) Double glazed window to front aspect. Two radiators. Fitted carpet.

Kitchen/Dining Room:

Abt. 13' 10" x 9' 0" (4.22m x 2.74m) A range of fitted wall and base units. Stainless steel sink and drainer. Oven, hob and extractor fan. Plumbing for washing machine. Double glazed window and doors to garden. Tiled flooring.

Conservatory:

Abt. 14' 0" x 9' 0" (4.27m x 2.74m) Double glazed windows and doors to all aspects. Tiled flooring.

First Floor**Bedroom One:**

Abt. 13' 0" x 8' 0" (3.96m x 2.44m) Double glazed window to rear aspect. Built-in wardrobes. Radiator. Fitted carpet.

Bedroom Two:

Abt. 13' 0" x 7' 0" (3.96m x 2.13m) Two double glazed windows to front aspect. Radiator. Fitted carpet.

Bathroom:

Three piece suite comprising panelled bath, low level wc and pedestal wash hand basin. Tiled flooring.

Outside**Front Garden:**

Off street parking for 2/3 cars.

Rear Garden:

Larger than average rear garden.

Agents Note:

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

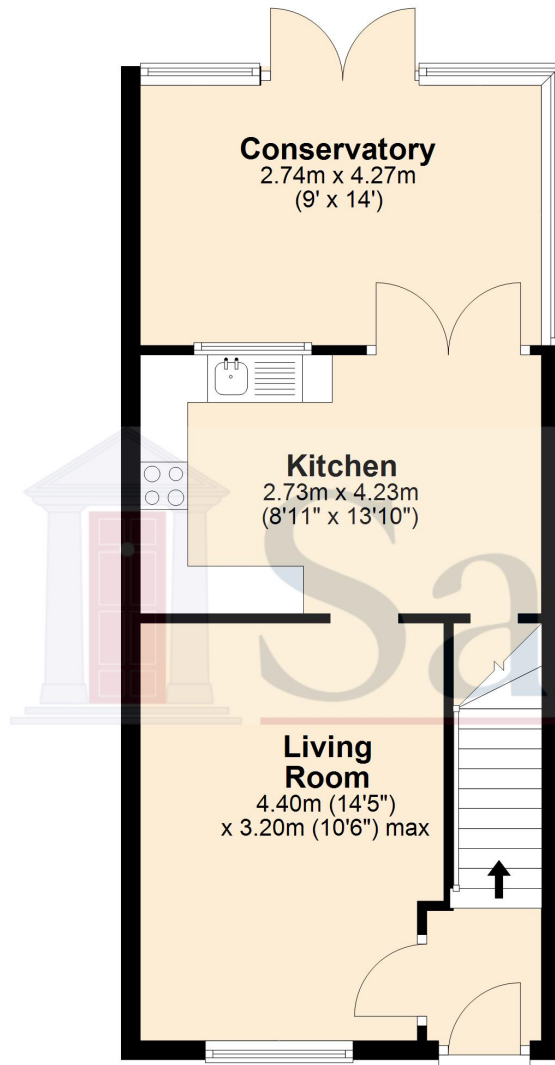




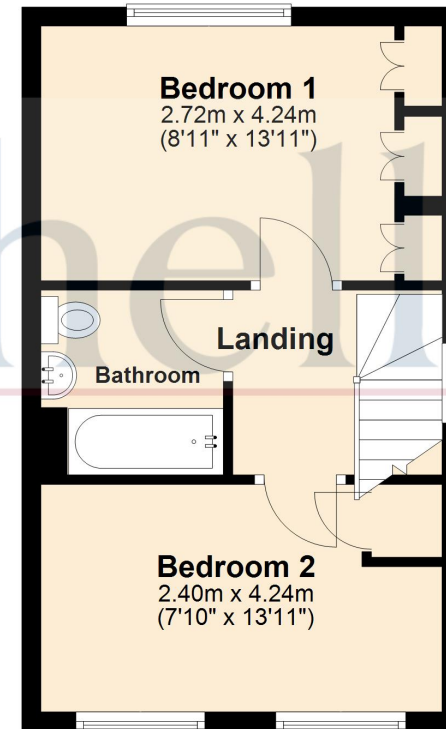
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



Total area: approx. 73.5 sq. metres (791.0 sq. feet)

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.