



# Larkins Close

Baldock,  
Hertfordshire, SG7 5DG  
£340,000

country  
properties

This three-bedroom Semi-detached home is ideally positioned within a quiet cul-de-sac on this sought-after road, just a short walk from the town centre and mainline station with a driveway offering parking for up to two cars. The property is in need of modernisation making it an excellent opportunity for commuters, investors or families looking to create a home tailored to their own taste.

The ground floor is accessed via a front entrance hallway with staircase leading up to the first floor with a generous under-stairs storage cupboard. The kitchen is positioned to the left and would benefit from refitting, offering buyers the chance to design a modern space to their own specification. A serving hatch connects through to the spacious living/dining room located at the rear of the property. This bright and well-proportioned room provides excellent scope to create a larger open-plan kitchen/living space if desired (subject to planning permissions).

French doors opening directly onto the charming rear garden.

Upstairs, there are three bedrooms, including two good-sized doubles with built in wardrobes and a third bedroom ideal as a child's bedroom, nursery, study or dressing room. A family bathroom completes the first floor accommodation and would benefit from updating.

Externally, the property enjoys a low-maintenance, landscaped rear garden, offering a private outdoor space and the driveway offers off street parking for up to two cars.

Requiring redecoration throughout, this property presents a superb opportunity for any buyer to add value and their own taste to it whilst situated in a highly convenient and popular location.

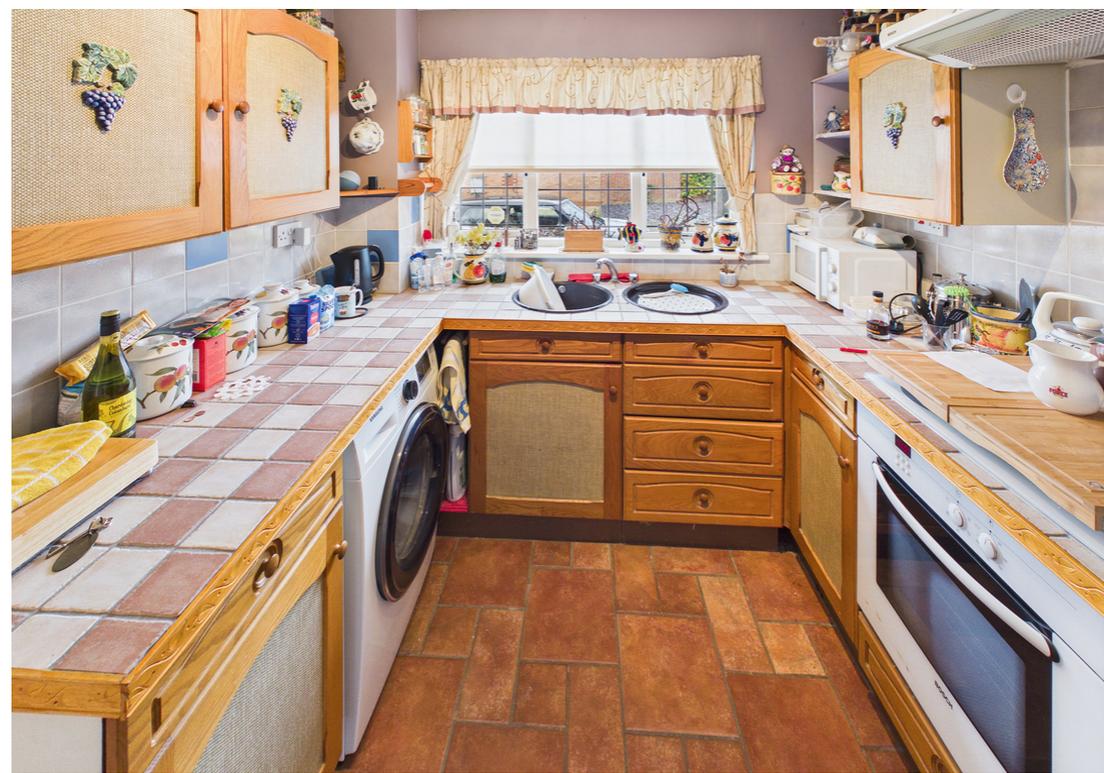
Early viewing is recommended to fully appreciate the potential on offer.

#### Location

Baldock is a historic and highly sought-after market town offering a mainline railway station with direct services to London and Cambridge. The town centre provides an excellent range of amenities including cafés, restaurants, traditional pubs and independent retailers. With convenient access to the A1, A505 and A10, Baldock remains particularly popular with commuters. The property is also within walking distance of the well-regarded Knights Templar School.

- 3 Bedroom - 1 Bathroom
- Drive way with off road parking for 2 cars
- Offered as a Chain Free Purchase
- Potential to adapt current layout subject to any necessary consents
- Semi - detached family home
- Council Tax Band C - EPC Rating TBC

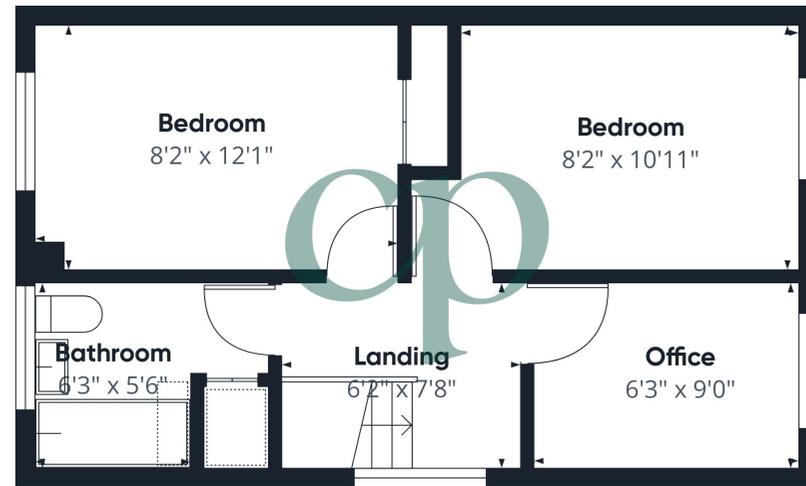








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
704 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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