



Icknield Way, Baldock, Hertfordshire. SG7 5AL

| Satchells



2 Bedroom Terraced House

£430,000 Freehold

Situated on the highly desirable Icknield Way in Baldock, this beautifully presented two bedroom period property offers a wonderful blend of character, comfort and convenience. Maintained in excellent condition throughout, the home is ready to move straight into and is offered chain free, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The property boasts a welcoming interior with well-proportioned accommodation, combining the charm of a traditional home with a stylish and well-kept finish. The living spaces are bright and inviting, while the two generously sized bedrooms provide comfortable and flexible living.

Externally, the property benefits from off-street parking, a valuable feature in this sought-after location. Positioned within easy reach of Baldock's historic town centre, mainline railway station and local amenities, the home also offers excellent transport links for commuters.

- Two bedrooms
- Stunning location
- Beautiful condition
- Period property
- Off street parking
- Large garden
- Chain free
- EPC rating C. Council tax band C

Ground Floor**Living Room:**

Abt. 20' 4" x 16' 4" (6.20m x 4.98m) Double glazed window to front aspect. Fitted carpet. Two radiators. Feature fireplace surround. Opens to kitchen.

Kitchen/Dining Room:

Abt. 16' 4" x 11' 5" (4.98m x 3.48m) Extended kitchen family room with a range of fitted wall and base units with quartz work tops, sink and drainer unit. Pumbed for dishwasher and washing machine. Sky lantern and double glazed french doors leading to the rear garden.

WC:

Double glazed window to rear aspect. Suite comprising low level WC and hand wash basin.

First Floor**Bedroom One:**

Abt. 16' 1" x 8' 11" (4.90m x 2.72m) Double glazed window to front aspect. Radiator. Fitted carpet.

Bedroom Two:

Abt. 10' 11" x 8' 0" (3.33m x 2.44m) Double glazed window to rear aspect. Radiator. Fitted carpet.

Bathroom:

Double glazed window to rear aspect. Three piece suite comprising low level WC, panelled bath and hand wash basin. Tiled flooring.

Outside**Front Garden:**

Off street parking.

Rear Garden:

Larger than average rear garden, mainly laid to lawn with paved patio area and a timber built shed.

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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property,

payable by the applicant/s.

Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Mains supply

Flood risk: Low

Mobile/Phone: Good

Tenure: Freehold

Council Tax Band: C

Council tax payable: £2073 yearly

For further material information please contact the office marketing this property.

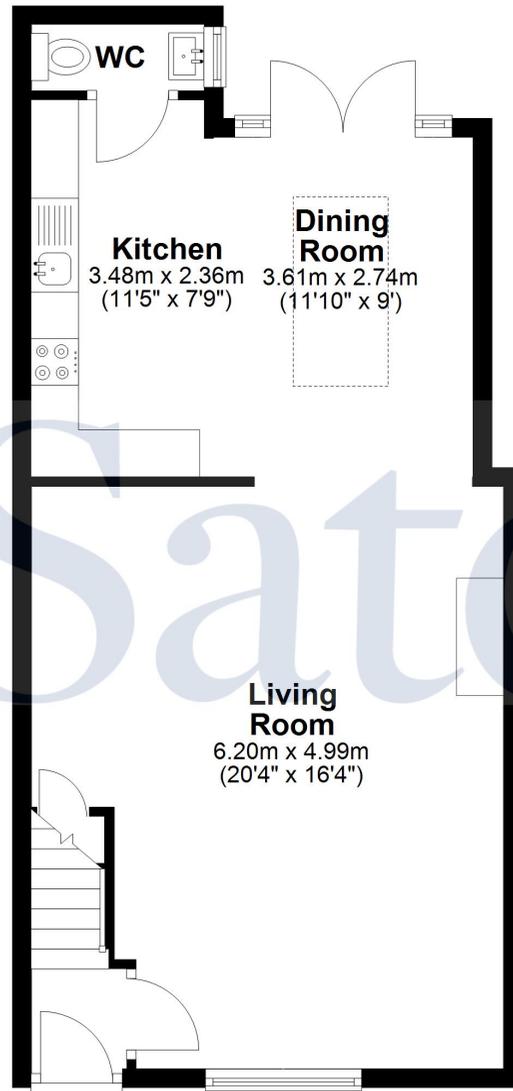




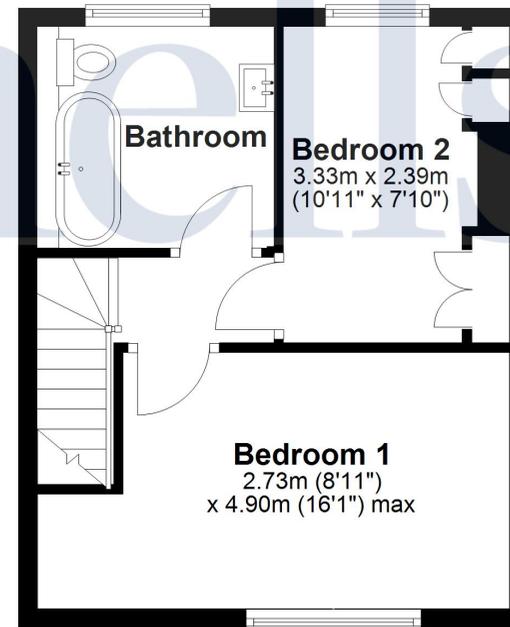
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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



First 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.