36, Larkins Close

Baldock,
Hertfordshire, SG7 5DG
£230,000

COUNTRY PROPERTIES
PART OF HUNTERS

This one bedroom, freehold, end of terrace house comes with a modern fitted kitchen, south facing private rear garden and driveway providing off road parking for 2 cars directly outside the property. Great investment or first time buy. EPC:C.

- Freehold
- End terrace
- Double bedroom
- Modern bathroom suite
- Modern fitted kitchen
- Private rear garden
- Driveway providing off road parking for 2 cars
- Alarm fitted
- Walking distance to train station and high street
- Rental Aprox £750.00 PCM

Ground Floor

Front Door Leading To:-

Lobby

Laminate flooring. Door to:-

Lounge

4.2m x 3.7m (13' 9" x 12' 2")
High skirting. TV point. Radiator. Stairs rising to first floor. Window to front. Sliding patio doors to garden.

Kitchen

4.2m x 1.5m (13' 9" x 4' 11")
Galley kitchen fitted with a range of base and wall mounted units with work surfaces over. Acrylic 1 1/2 sink with mixer tap. Space for dishwasher, fridge/freezer and washing machine. Large under stairs storage space housing dryer. Electric oven and hob with extractor over and glass splash backs. Window to rear.

First Floor

Landing

Access to insulated and partly boarded loft space with pull down ladder, power, light and housing boiler. Built-in airing cupboard with shelving.

Bedroom

4.2m x 3.6m (13' 9" x 11' 10")
Window to front. Radiator. Space for sofa or desk.

Bathroom

Curved bath with mixer tap, hand-held shower attachment and rainwater shower over. Low level WC. Vanity wash hand basin with cupboard under. Heated towel rail. Tiled floor. Fully tiled to bath area. Obscure window to side.

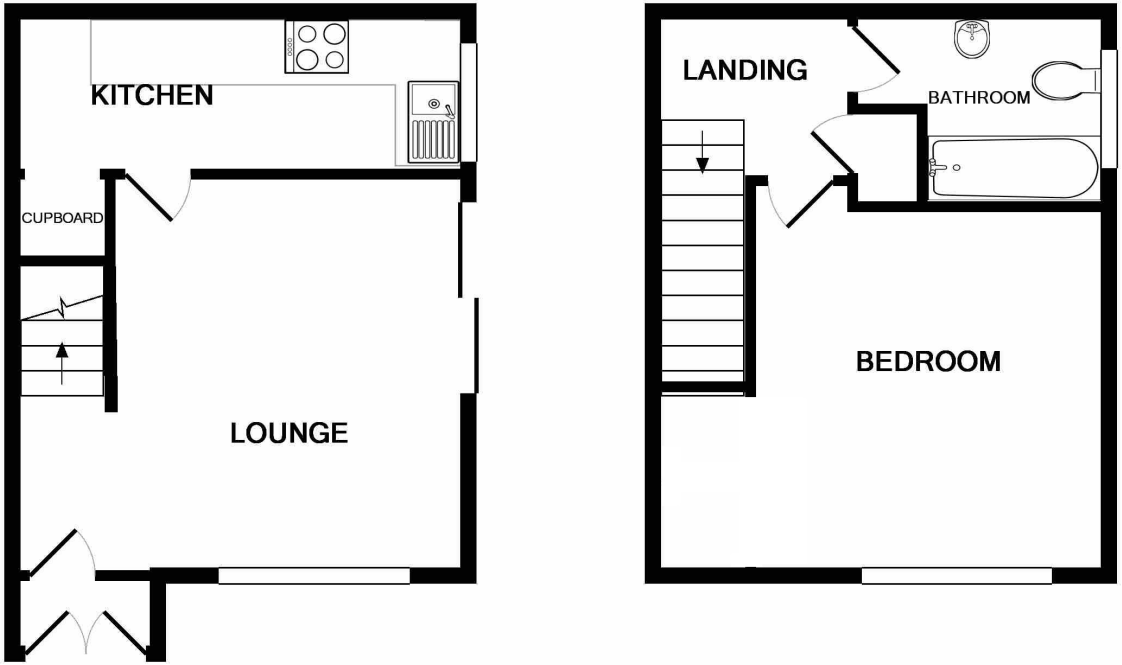
Outside

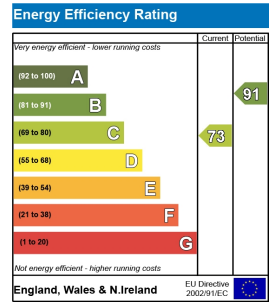
Garden

Laid to lawn with raised decking area. Fence surrounding with gated access.

Parking

Allocated parking for 2 cars directly outside of the property.





1ST FLOOR
APPROX. FLOOR
AREA 235 SQ.FT.
(21.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 245 SQ.FT.
(22.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 481 SQ.FT. (44.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing by appointment only

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