



Hillside Park, Limekiln Lane, Baldock, Hertfordshire. SG7 6PH

| Satchells



2 Bedroom Park Home

£145,000

Set in the heart of Baldock, in this popular Park Home site is this charming two bedroom property. The property offers good sized accommodation throughout and has a generous private garden. The property is in beautiful condition and is within walking distance to Baldock's historic high street.

- Two bedrooms
- Town centre location
- Great condition
- Garden
- Park home
- Viewings recommended
- Private parking
- EPC exempt. Council tax band - A



Ground Floor:
Entrance Hall:

Via double glazed front door.

Hallway:

Giving access to all rooms.

Lounge:

Abt, 10' 11" x 10' 0" (3.33m x 3.05m) Double glazed window to front and side aspect. Double glazed door to porch and garden. Radiator.

Kitchen:

Abt. 10' 0" x 10' 0" (3.05m x 3.05m) Range of fitted wall and base units. Stainless steel sink and drainer. Double glazed window to side aspect.

Bedroom One:

Abt. 10' 0" x 8' 5" (3.05m x 2.57m) Double glazed window to rear aspect. Radiator.

Bedroom Two:

Abt. 7' 5" x 5' 0" (2.26m x 1.52m) Double glazed window to rear aspect. Built-in storage. Fitted carpets.

Bathroom:

Suite comprising low level WC, bath with shower and wash hand basin. Frosted double glazed window to side aspect.

Outside:

Garden & Parking:

Large rear garden and allocated parking.

Additional Information:

Agents Note:

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

Insurance:

To live in a park home you must have park home insurance. When arranging insurance you will need to know the date when the park home was manufactured. Should you need any help or assistance with Insurance, please do not hesitate to contact us on Satchells.com or the office selling the property.

Anti-Money Laundering (AML):

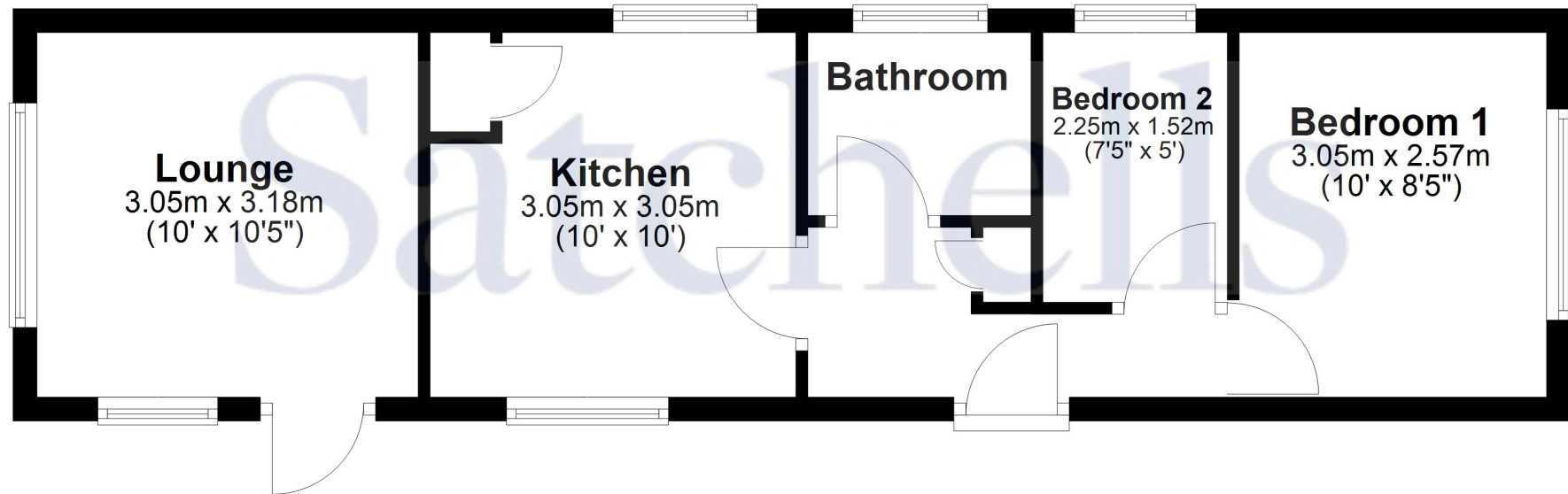
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



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.

Satchells

Ground Floor



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.