



Icknield Way East

Baldock,
Hertfordshire, SG7 5DE
OIEO £300,000

country
properties

We are delighted to offer to market this well presented 2 bedroom mid-terraced property located on Icknield Way East, just a short walk from the train station and local amenities.

Upon entry, you are greeted by a bright and airy living room with stairs rising to the first floor. Leading on from the living room is the well-sized kitchen/diner, fitted with a range of wall and base units, integrated appliances and ample work surfaces. A large under stairs cupboard, currently utilised as a larder, provides valuable additional storage. The kitchen also offers space for a dining table in front of the door leading directly out to the rear garden.

Upstairs, the property benefits from 2 bedrooms. The principal bedroom is generously proportioned with ample space for a king-sized bed, built in wardrobes and windows to the front aspect. Bedroom 2 is slightly smaller and would be ideal as a child's bedroom, guest room or home office, as it is currently arranged. Both bedrooms are served by a modern family bathroom complete with a full sized bath with rainfall shower over the top, WC and hand wash basin with built in storage.

Externally, the property offers a compact and low maintenance rear garden, mainly laid to lawn with mature borders. Rear access is granted via a pathway leading to the en-bloc garages. The property benefits from 1 allocated parking space directly in front of the garage, with additional on-road parking available nearby.

This property would make an ideal purchase for first-time buyers, young families, commuters or downsizers alike. Early viewing is highly recommended to avoid disappointment

Location

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.

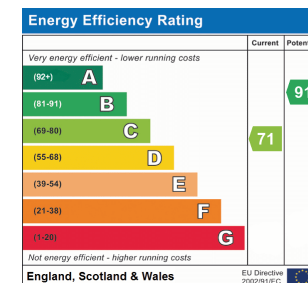
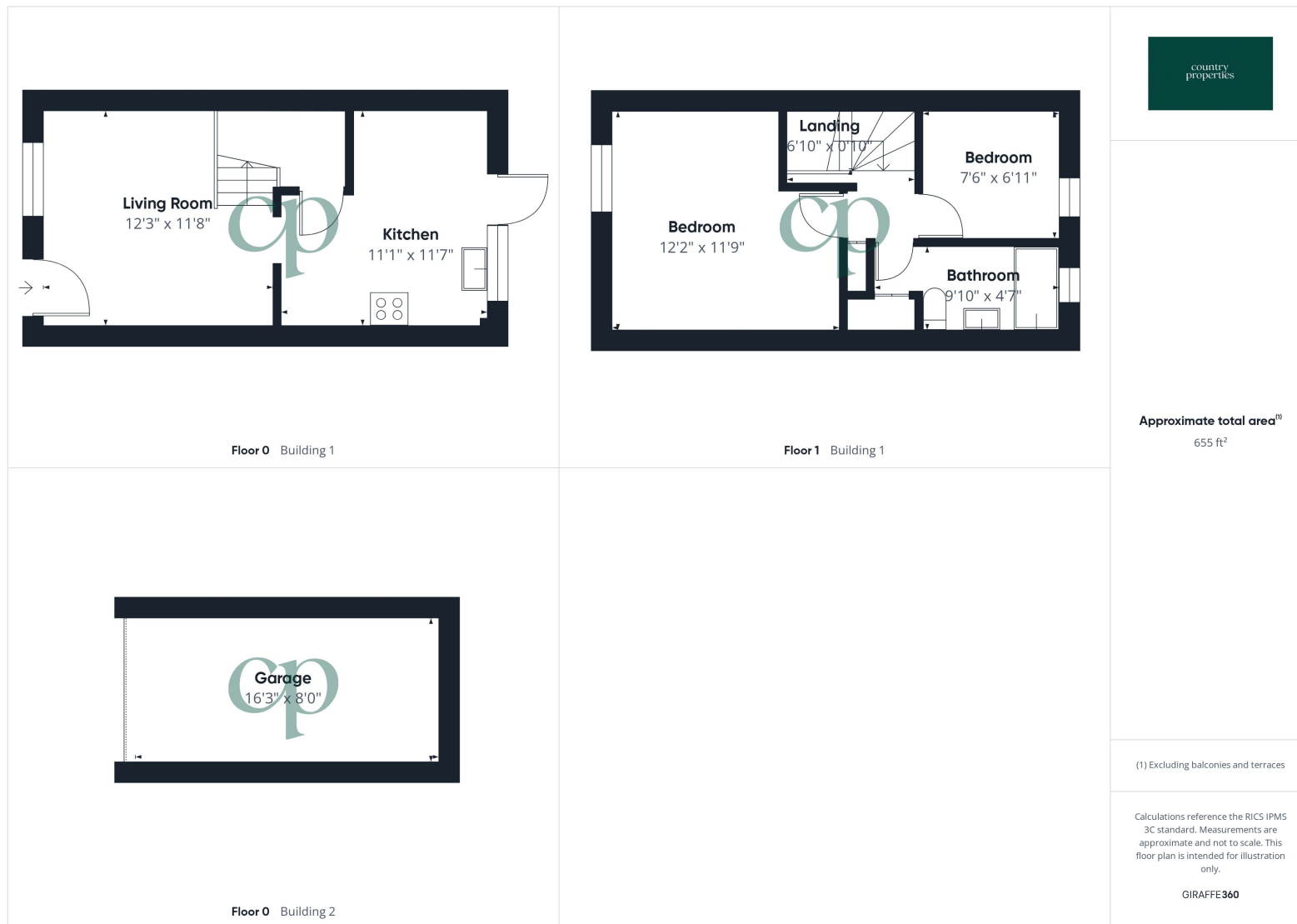
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- 2 Bedroom - 1 Bathroom Mid Terraced
- Close To Train Station & Town Centre
- Garage & 1 Parking Space En-bloc
- Low Maintenance Rear Garden
- Council Tax Band C - EPC Rating C









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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