



Yeomanry Drive

Clothall Common, Baldock,
Hertfordshire, SG7 6WA

£325,000

country
properties

We are delighted to offer to market this well proportioned 2 bedroom terraced home located within the popular Clothall Common development in Baldock. Ideally situated within easy reach of the High Street, train station, local schools and amenities, this property would make an ideal purchase for first time buyers, young families or investors alike.

Upon entry, you are greeted by an entrance hall with stairs rising to the first floor. To the front of the property you will find the bright and comfortable living room complete with fitted shelving, a built in computer station and windows to the front aspect allowing plenty of natural light. To the rear of the property is the spacious kitchen/diner fitted with a range of modern wall and base units, integrated oven and hob, ample work surfaces and space for additional appliances. A useful under stairs cupboard provides further storage, while a door leads directly out to the rear garden.

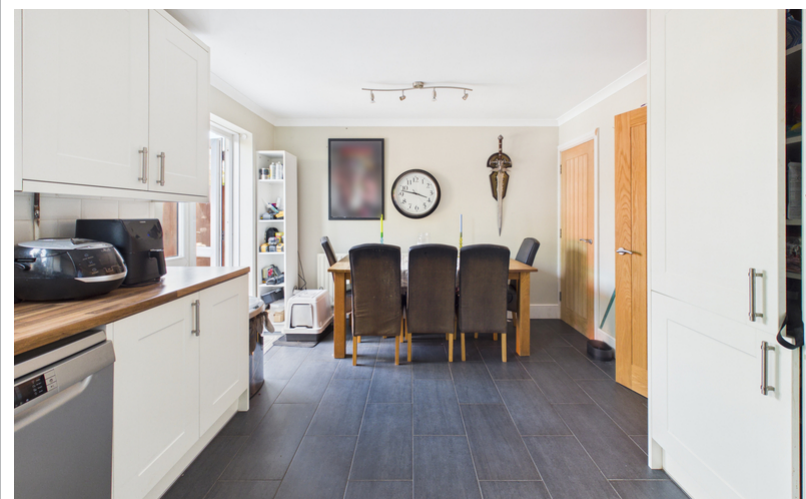
Upstairs, the property benefits from 2 generously proportioned double bedrooms. The principal bedroom is a generous size and offered ample space for a king sized bed and is complete with fitted wardrobes and windows to the rear aspect. Bedroom 2 also benefits from built in wardrobes and ample space for another king size bed, a bay window to the front aspect offers plenty of natural light. Both bedrooms are served by a modern bathroom fitted with a P-shaped bath with shower over, WC, hand wash basin, heated towel rail and bidet.

Externally, the property benefits from a low maintenance rear garden with patio seating area, external power points and rear access leading to the allocated parking space and visitor bays. A standout feature of the property is the substantial timber workshop complete with power, lighting, fitted shelving and water supply, offering an ideal space for hobbies, storage, a workshop or potential home office.

This property is offered to market chain free and early viewing is highly recommended to fully appreciate the space, practicality and fantastic location this home has to offer.

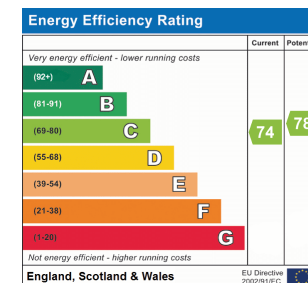
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Chain Free !!!
- 2 Bedrooms – 1 Bathroom
- Modern kitchen / diner
- Allocated parking for 1 car
- Low maintenance garden with large timber shed ideal as a workshop or home office
- 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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