



Larkins Close

BALDOCK,
Hertfordshire, SG7 5DG
Freehold £305,000

country
properties

This charming Bungalow is offered chain free. Early viewing is advised to avoid missing out on a rarely available bungalow.

Well presented one-bedroom Bungalow with off-road parking for 2 cars, situated on one of the largest plots in the Larkin's close area within walking distance to the train station and close proximity to Baldock town's amenities.

Upon entry, the ground floor hallway leads to a spacious living room, modern bathroom and a well proportioned bedroom. The kitchen is accessed from the living room and offers a modern and functional space for cooking. A set of French doors in the living room leads to a large conservatory with French doors leading out to the generous garden which is mainly laid to lawn with a patio area and a shed to the rear of the property. The garden is ideal for entertaining and outdoor dining in the summer months and also offers access to the front of the property via a large gate to the side of the property.

LOCATION.

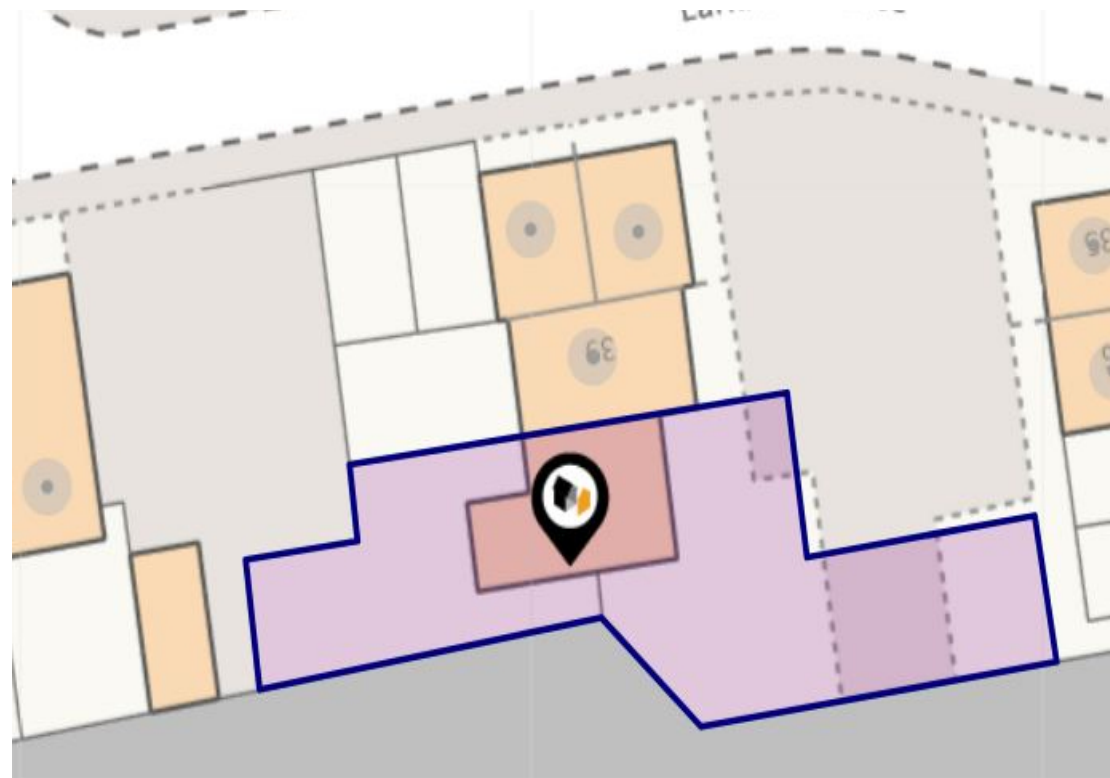
Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town center has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, 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.

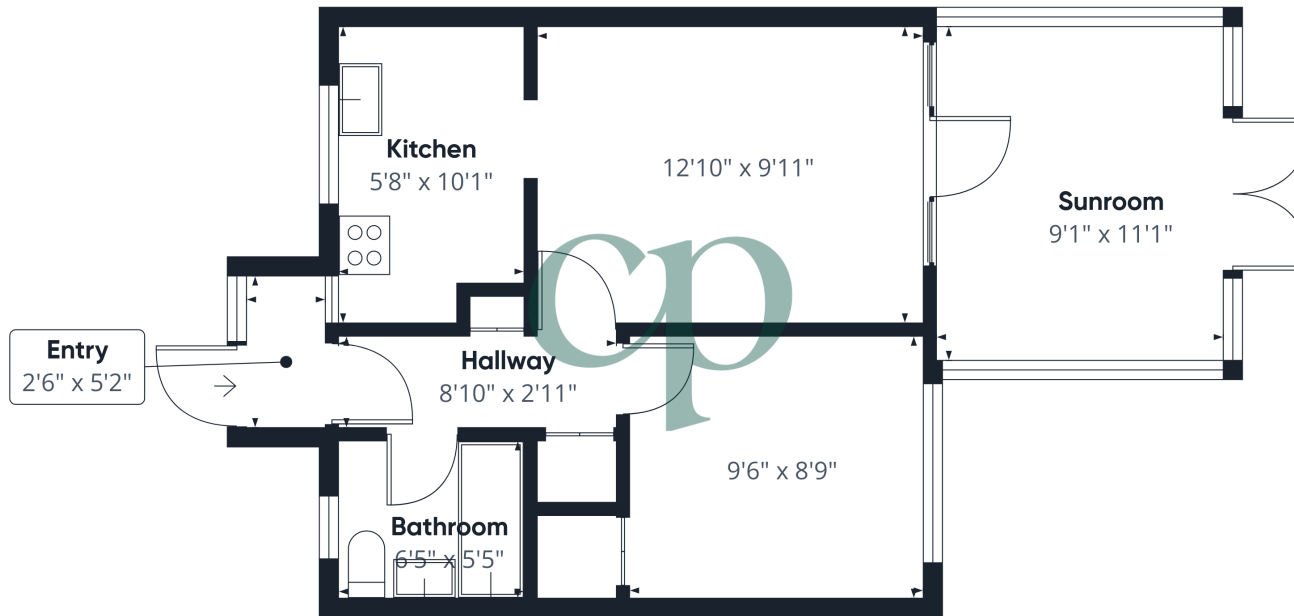
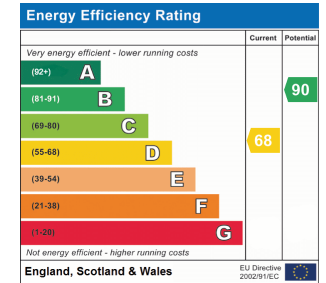
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Modern kitchen and bathroom.
- Short walk to train station and high street.
- Council tax Band B / EPC rating D.
- Good sized plot with off street parking for 2 cars
- 1 Bedroom 1 Bathroom 1 Conservatory
- Freehold Bungalow in Baldock









Approximate total area⁽¹⁾
461 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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