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6 Chauncy Gardens, Baldock, SG7 6SZ

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Asking Price £220,000

Ideal purchase for either investor or first time buyer. One bedroom cluster house with off street parking. No upward chain.

- Dual aspect living room with feature spiral staircase.
- Dual aspect bedroom with built in double wardrobe.
- Small front garden.
- NO UPWARD CHAIN.
- Fitted kitchen.
- White bathroom suite with shower over bath.
- Off street parking space.

Hunters Buntingford 34 High Street, Buntingford, SG9 9AQ | 01763 272391  
buntingford@hunters.com | www.hunters.com



## Ground Floor

### Entrance

Half glazed composite front door. Lamp over. External storage cupboard to side.

### Living Room

Dual aspect with uPVC windows to front and side. Night storage heater. Feature spiral staircase to first floor. Door to kitchen.

### Kitchen

uPVC window to front. Range of eye and base level units. Inset stainless steel sink. Tiled splash backs. wall mounted fan heater. Space and plumbing for washing machine. Space for slot in electric cooker and upright fridge freezer. Vinyl flooring.

## First Floor

### Landing

Doors to all first floor rooms.

### Bathroom

5'11" x 7'7"

uPVC window to front. White suite comprising panel bath with electric shower over. Low level WC with centre flush. Pedestal wash hand basin. Vinyl flooring. Chrome ladder style heated towel rail.

### Bedroom

13'7" x 8'0"

Dual aspect room with uPVC windows front and side. electric panel heater. Built in double wardrobe. Airing cupboard housing factory lagged hot water tank.

## Outside

### Front Garden

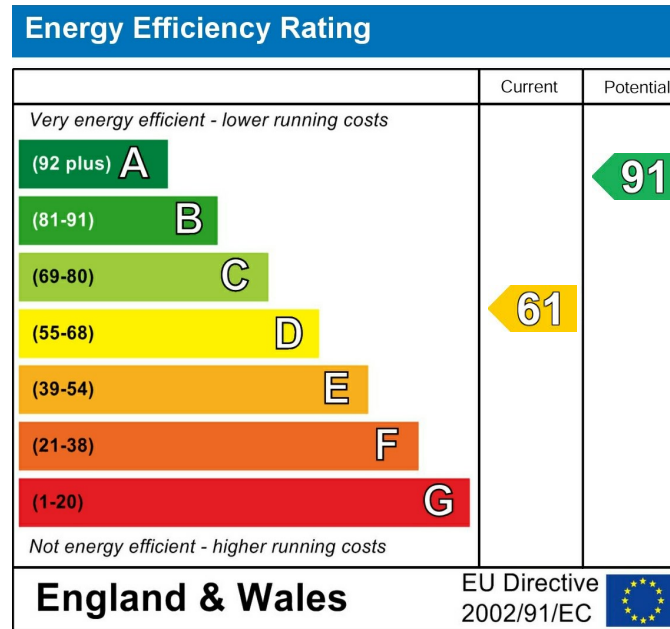
Path to front door. Mature trees and shrubs. Gravel bin storage area.

## Parking

From the property follow the road around to the left and the off street parking space in the middle of three spaces.

## Agents Note

Potential rental income as is £825 pcm, with new kitchen £895pcm. Yield between 4.5% and 4.8% dependent on kitchen.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



