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12 Orwell View, Baldock, Hertfordshire, SG7 6TH

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Asking Price £225,000

Very smart one bedroom cluster house set on the ever popular Clothall Common development, benefiting from a stunning wrap round garden. The property is being offered chain free. Would make an ideal buy to let investment. Potential marketing monthly rent £850.

- Large living room.
- Bathroom with white suite.
- Larger than average wrap round garden.
- No upward chain.
- Kitchen with white gloss finish units.
- Large bedroom.
- Off street parking space.

Ground Floor

Entrance

Half glazed uPVC door.

Entrance Hall

2'8" x 3'8"

Open to living room.

Living Room

16'5" x 14'6" max

Dual aspect with uPVC windows to front and side. Two night storage heaters.

Spiral stairs to first floor. Door way to kitchen. Laminate flooring.

Kitchen

5'11" x 7'4"

uPVC window to side. Range of gloss white finish eye and base level units. Inset stainless steel sink. Inset four ring ceramic hob with stainless steel and glass extractor hood over and electric oven below. Space and plumbing for washing machine, space for undercounter fridge / freezer. Tiled splash backs. Tiled floor. Extractor fan.

First Floor

Landing

5'0" x 3'8"

Doors to all first floor rooms and airing cupboard housing factory lagged hot water tank. Loft access.

Bathroom

6'0" x 7'1"

uPVC obscured glass window to side.

White suite comprising panel bath with shower mixer taps, pedestal wash hand basin and low level WC with centre flush. Extensive tiled splash backs. Large wall mounted mirror over wash hand basin. Extractor fan. Fan heater. Tiled floor.

Bedroom

9'1" x 14'6"

uPVC window to side. Panel heater.

Outside

Wrap around garden

This is a major wow factor to this already delightful property. Lawn laid to front and side with path to front door and outside storage cupboard.

Parking

Off street parking space.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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.





