

# HUNTERS®

HERE TO GET *you* THERE



## Coachmans Lane

Baldock, SG7 5BG

£950 Per Calendar Month



Hunters are pleased to offer a well presented first floor unfurnished maisonette situated in a quiet cul-de-sac. This property enjoys a good size lounge, fitted kitchen, double bedroom with built in cupboard, bathroom with shower over bath, upvc double glazing and allocated parking space. Available 1st May 2025. EPC Rating D. Council Tax Band. Deposit £1096.00





**ENTRANCE HALL**  
 Storage cupboard. Meter cupboard. Entrance door to:-

**ENTRANCE LOBBY**  
 Stairs to first floor.

**FIRST FLOOR LANDING**  
 Double glazed window to side. Electric heating. Laminate floor.  
 Airing cupboard. Further storage cupboard. Door to:-

**LOUNGE 11'7" x 11'6" (3.53 x 3.51)**  
 Double glazed window to rear. Laminate floor. Electric heater.

**KITCHEN 11'8" x 6'10" (3.56 x 2.08)**  
 Range of base and wall mounted units with work surfaces over. Washing machine. Fridge freezer. Built in electric oven with ceramic hob and extractor hood. Laminate floor. Wall mounted electric heater. Spotlights.

**BEDROOM 11'8" x 8'2" (3.56 x 2.49)**  
 Double glazed window to front. Built in wardrobe. Laminate floor.

**BATHROOM**  
 Suite comprising low level W.C. with push button flush. Pedestal wash hand basin and panelled bath with Triton shower over. Heated towel rail. Laminate floor. Double glazed window to side.

**GARDEN**  
 Front - Mainly laid to lawn with mature tree and shrub borders.

Rear - Mainly laid to law. Timber shed and panelled fence surround

**PARKING**  
 Allocated parking space

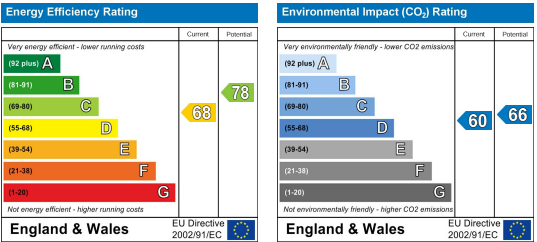
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

**THINKING OF SELLING?** 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.