

HUNTERS[®]

HERE TO GET *you* THERE



Coachmans Lane

Baldock, SG7 5BG

£750 Per Calendar Month



Hunters are pleased to offer a spacious and well presented first floor studio apartment situated in a quiet cul-de-sac location with walking distance to the town. The property offers lounge / bedroom, kitchen with appliances, and bathroom. Available 3rd August 2024. EPC Rating D. Council Tax Band A.



Front door Leading to:

Lounge / Bedroom 15'8" x 14'0" (4.78 x 4.27)

Wall mounted storage heater. uPVC double glazed window to rear aspect. Further slimline wall mounted storage heater. Archway to:

Kitchen 10'1" x 7'2" (3.07 x 2.18)

Window to side and rear aspects. Range of fitted base and wall mounted units with rolled edge work surfaces. Electric oven, washing machine, microwave and fridge freezer. Wall mounted extractor fan, stainless steel sink with drainer. Door to:

Inner Lobby

Bi folding doors with access to emersion heater. Built in drawers and hanging rails. Sliding door to:

Bathroom

White suite comprising pedestal wash hand basin, enclosed panelled bath with mixer taps wall mounted shower with hand held shower attachment and WC with concealed cistern with push button flush. Fully tiled to bath area. 2 small built-in cupboards.

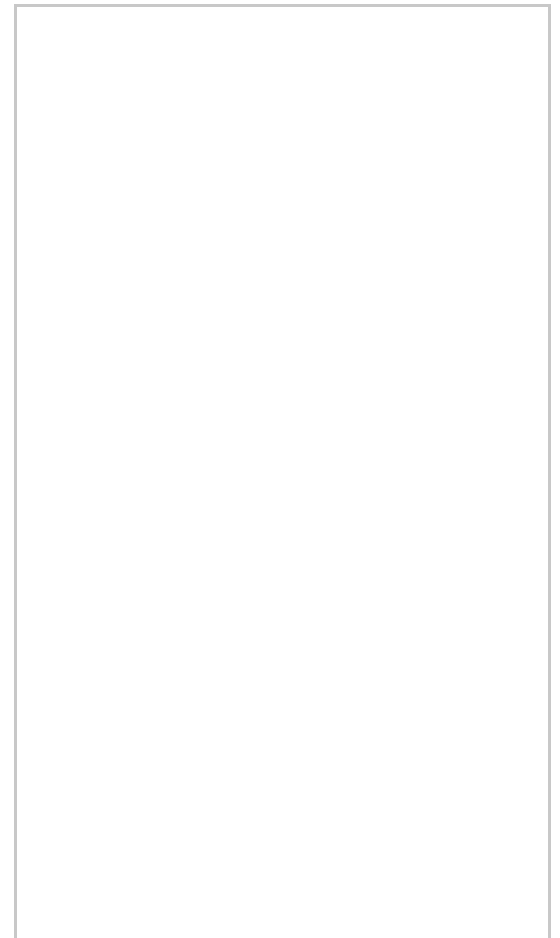
Communal Gardens

At the rear of the property there is a communal garden with airers to dry washing. Allocated parking.

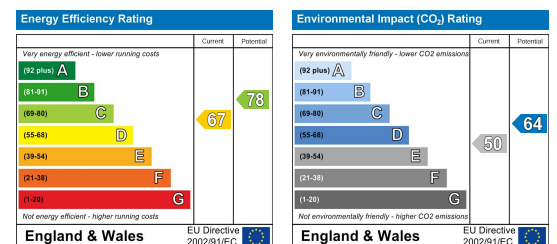
Area Map



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.

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