

Connells

The Spinney, Weston Way,
Baldock.

The Spinney, Weston Way, Baldock, SG7 6HD.

For sale
£475,000







Property Description

Baldock is a historic market town in the local government district of North Hertfordshire in the ceremonial county of Hertfordshire. With easy access to the A1, A505 and A507, it lies 33 miles (53 km) north of London, 15 miles (24 km) southeast of Bedford, and 14 miles (23 km) north northwest of the county town of Hertford. Nearby towns include Letchworth and Hitchin to the southwest and Stevenage to the south.

London Kings Cross can be reached in 37 minutes by train from the station which is a 15 minute walk from the property. The high street is a short walk away with shops, cafes, restaurants, public houses.

Baldock has well-regarded infant, junior and secondary schools all within close walking proximity to the property.

Leisure:
* The Ivel Springs Nature Reserve, a protected Special Site of Scientific Interest is a 25 minute walk away,
* 13.6 mile Garden City Greenway - Letchworth's circular walk and cycle path.
* A 10 minute walk to Knights Templar Sports Centre,
* North Herts Leisure Centre, Nuffield Health all within a short drive away.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Key Features

Loft conversion with en suite.
Semi-detached extended property.
Garage and driveway.
Workshop.
Cul-de-sac location.
Cloakroom.
Within close proximity to schools and shops.

Internal

Ground Floor:

Entrance Porch
Entrance door, double glazed window, and radiator fitted.

Entrance Hall
Double glazed window, tiled flooring, spot lights, and radiator fitted.

Lounge
Double glazed bay window, wooden flooring laid throughout, radiator fitted, and double glazed doors leading to the rear garden.

Kitchen
Fitted suite comprising of cream wall and base units with worktop surround, lino flooring and part-tiled walls laid throughout, integrated oven with gas hob and extractor fan, plinth heater, sink-drainer, space for a fridge freezer and dishwasher, and double glazed window.

Utility Room/Cloak Room
Fitted with a selection of cream wall and base units with worktop surround, space for a washing machine and tumble dryer, plinth heater, and access to cloak room containing WC.

First Floor:

Landing
Double glazed window, and carpet laid throughout.

Bedroom One
Double glazed window, carpet laid throughout, radiator fitted, and built-in wardrobe.

Bedroom Two
Double glazed window, carpet laid throughout, radiator fitted, and built-in wardrobe.

Family Bathroom
Fitted suite comprising of a bath-tub with electric shower-over, WC, wash-hand-basin, part-tiled walls, extractor fan, spot lights, double glazed window, and radiator fitted.

Second Floor:

Bedroom Three
Four double glazed windows, carpet laid throughout, additional storage in eaves, and access loft via hatch.

En Suite
Fitted suite comprising of a shower cubicle with power shower, WC, wash-hand-basin, extractor fan, lino flooring laid throughout, and double glazed window.

External

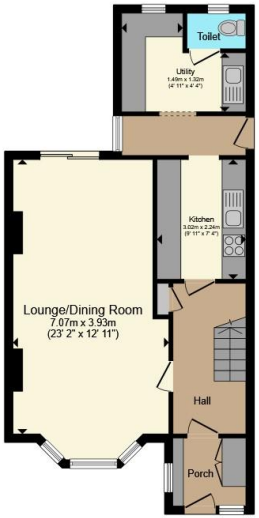
Front Garden
Block paved driveway allowing parking for up to two vehicles with steps up to main door.

Rear Garden
Granite patio with steps up to the lawn, fence surround with side gate access, and work shop with fuseboard and breaker unit to the rear of garden.

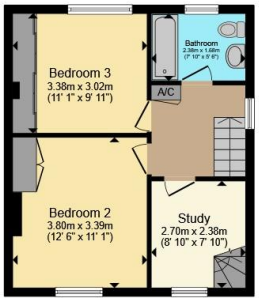
Garage
To the side rear of the property with parking for one vehicle to the front of the garage.



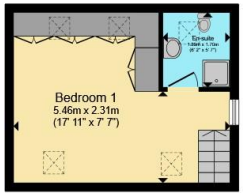




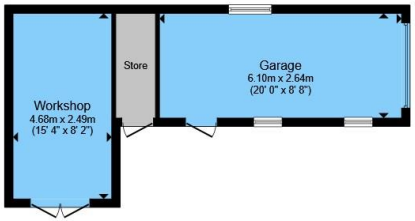
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 137.2 m² (1,477 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





To view this property please contact Connells on

T 01462 685 271
E letchworth@connells.co.uk

6 Station Parade
LETCHWORTH SG6 3AR

EPC Rating: Awaited

Council Tax Band: C

view this property online connells.co.uk/Property/LCH309857

Tenure: Freehold

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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