



Connells

Rivett Close,
BALDOCK.



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 10 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 15 minute walk away,
- * 13.6 mile Garden City Greenway - Letchworth's circular walk and cycle path.
- * A 15 minute walk to Knights Templar Sports Centre,
- * North Herts Leisure Centre, Nuffield Health all within a short drive away.

Key Features

- Driveway for two cars.
- Cloakroom, bathroom and en-suite.
- Multiple reception rooms.
- Five bedrooms on the first floor.
- Cul-de-sac location.
- Walking distance to Baldock High Street and train station.
- Spacious family home.
- Well presented kitchen.

Internal

Ground Floor:

Entrance Hall

Entrance door, and wooden effect laminate floor laid.

Cloakroom

Fitted suite comprising of a WC, wash-hand-basin, laminate flooring radiator fitted, and double glazed window.

Lounge

Two double glazed windows, carpet laid throughout, two radiators fitted, and doors leading to the dining room.

Dining Room

Carpet laid throughout, radiator fitted, and double glazed sliding door leading to the rear of the property.

Reception Room Three

Double glazed window, laminate flooring laid throughout, benefiting from built-in storage cupboard.

Kitchen

Fully fitted suite comprising of a selection of white wall and base units with worktop surround, integrated oven, microwave, electric hob with extractor fan, fridge, dishwasher, and washing machine, sink-drainer, laminate flooring laid throughout, and doors leading to the dining room.

First Floor:

Landing

Carpet laid throughout, and access to loft via hatch.

Bedroom One

Double glazed window, carpet laid throughout, and radiator fitted.

En Suite

Fitted suite comprising of a shower cubicle, WC, wash-hand-basin, white tiled walls and laminate flooring laid throughout.

Bedroom Two

Double glazed window, carpet laid throughout, and radiator fitted.

Bedroom Three

Double glazed window, carpet laid throughout, and radiator fitted.

Bedroom Four

Double glazed window, carpet laid throughout, and radiator fitted.

Bedroom Five

Double glazed window, laminate flooring laid throughout, and radiator fitted.

Family Bathroom

Fitted suite comprising of a bath-tub with shower-over, WC, wash-hand-basin, spot lights, double glazed window, and radiator fitted.

External

Front Garden / Parking

Laid to lawn with driveway for two vehicles.

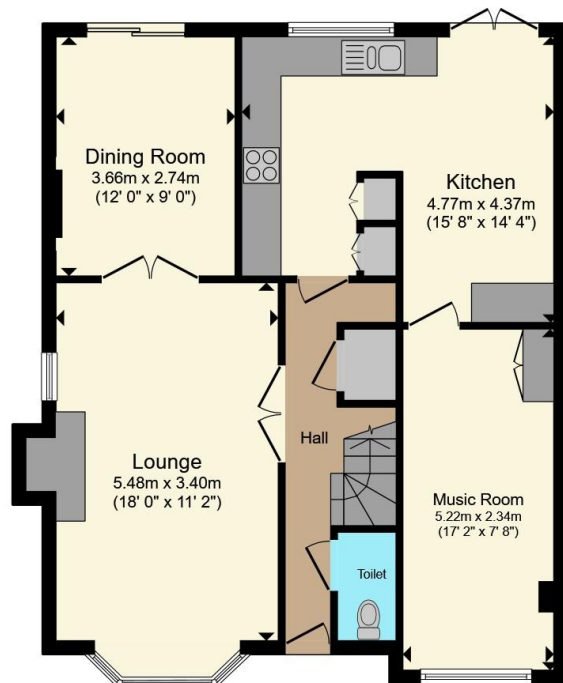
Rear Garden

Patio area laid to lawn, with trees and shrub borders, fence surround, and side gate access. There is also a shed at the side of the property with interior lighting and electric sockets.

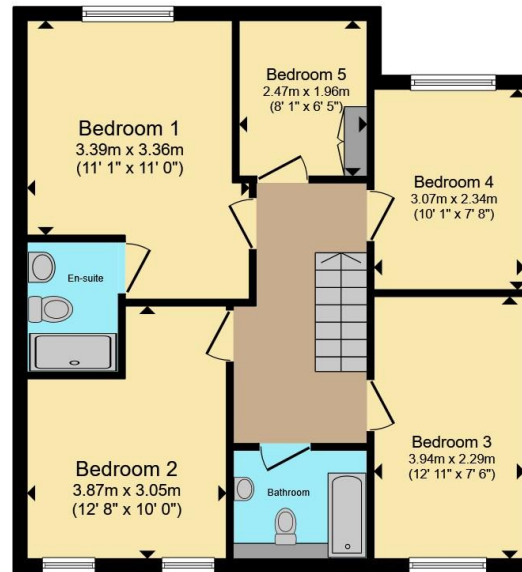
Agent Notes:

"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."





Ground Floor



First Floor

Total floor area 133.1 m² (1,433 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

Connells

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6 Station Parade
LETCWORTH SG6 3AR

EPC Rating: C Council Tax
Band: F

view this property online connells.co.uk/Property/LCH309662

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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