

HUNTERS[®]

HERE TO GET *you* THERE



Barley Rise

Baldock, SG7 6RT

£1,500 Per Month



An extended three-bedroom home located on the popular Clothall Common development. The property offers well-proportioned accommodation comprising a spacious lounge, kitchen/diner, three bedrooms and a family bathroom. Outside, there is an enclosed rear garden and a garage.

Available now on a long-term tenancy. Council Tax Band C. EPC Rating C. Deposit: £1,730.



Entrance Porch

Tiled flooring. Wall hung small heater. Cupboard housing the electricity meter.

Lounge 12'5" x 15'8" (3.81m x 4.78m)

uPVC Window to front aspect. Wooden flooring. Electric heater. Stairs to first floor. Door leading to kitchen / diner.

Kitchen / Diner 12'5" x 12'2" (3.81m x 3.71m)

Modern kitchen with wooden worktop over. Integrated oven, microwave, dishwasher, washing machine and fridge. Electric hob with extractor over. Tiled flooring. Door leading to rear garden and rear of garage.

Bedroom One 15'10" 7'10" (4.83m 2.39m)

Double. 2 x uPVC window to front aspect. Laminate flooring. Wall mounted Electric heater. Built in wardrobes.

Bedroom Two 10'4" x 8'2" (3.17m x 2.49m)

2 x uPVC windows to front and rear. Laminate flooring. Electric heater. Wardrobe.

Bedroom Three 12'4" x 7'4" (3.78m x 2.24m)

uPVC window to rear aspect. Laminate flooring. Airing cupboard. Shelving and storage. Electric heater.

Bathroom

White bathroom suite consisting of bath with electric shower over. W.C. Vanity unit with hand basin and cupboard under. Vinyl flooring. Tiled walls.

Front Garden

Blocked paved pathway leading to front door. Blocked paved driveway for one vehicle.

Garage

Up and over door. Power and light. Tumble dryer.

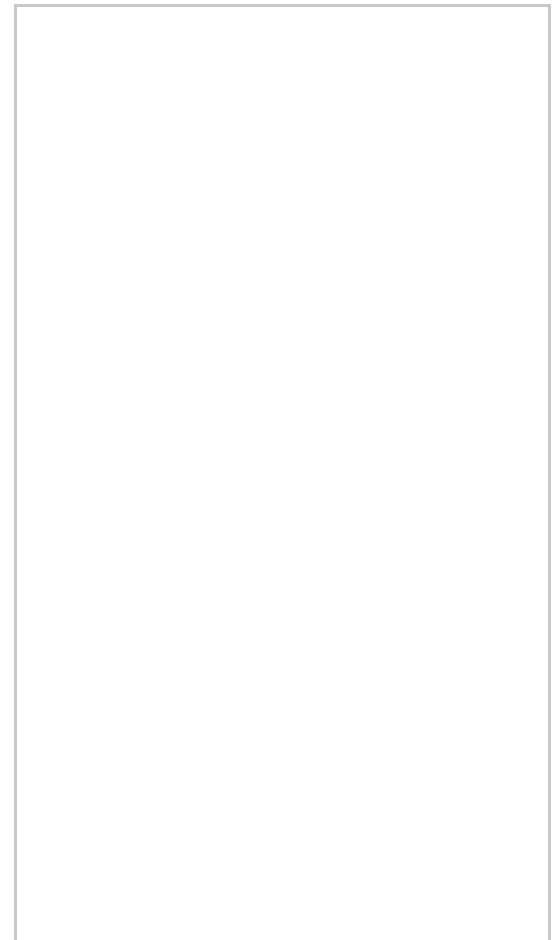
Rear Garden

Enclosed rear garden, well maintained and laid mainly to lawn with a patio area. Also includes a shed, greenhouse and small pond.

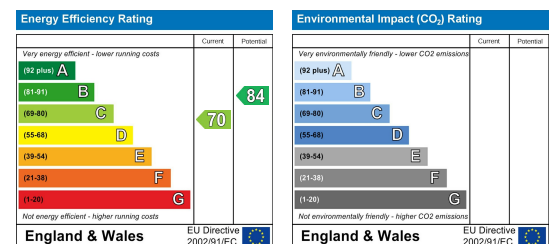
Area Map



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.

41 High Street, Baldock, SG7 6BG

Tel: 01462 896148 Email: baldock@hunters.com <https://www.hunters.com>