

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Walnut Avenue

Baldock, SG7 6BU

£1,350 Per Calendar Month



Council Tax: C



# 44 Walnut Avenue

Baldock, SG7 6BU

£1,350 Per Calendar Month



## Hallway

Oak flooring. Radiator. Stairs to first floor.

## Kitchen

9'8" x 5'8" (2.95 x 1.73)

Range of high gloss base and wall mounted units with soft closing drawers and cupboards with work surfaces over incorporating stainless steel sink unit with mixer tap. Washing Machine and Fridge Freezer. Wall mounted boiler. Built-in oven and gas hob with extractor fan over and clear perspex splashback. Tiled floor. Window to front aspect.

## Lounge

18'5" x 12'0" (5.61 x 3.66)

Laminate wood flooring. TV point. Coving. Radiator. Double French doors to rear garden. Large walk-in understairs cupboard.

## Landing

Access to insulated and partly boarded loft space.

## Bedroom 1

12'0" x 9'2" (3.66 x 2.79)

Window to rear aspect. Radiator.

## Bedroom 2

12'0" x 7'9" (3.66 x 2.36)

Window to front aspect. Radiator. Built-in airing cupboard housing immersion heater.

## Bathroom

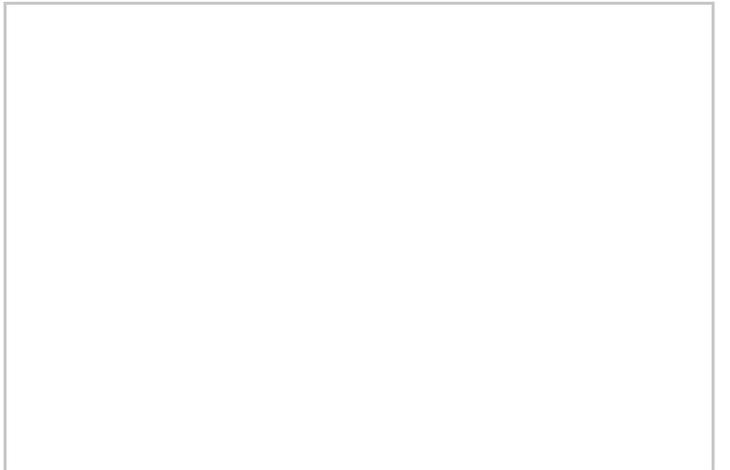
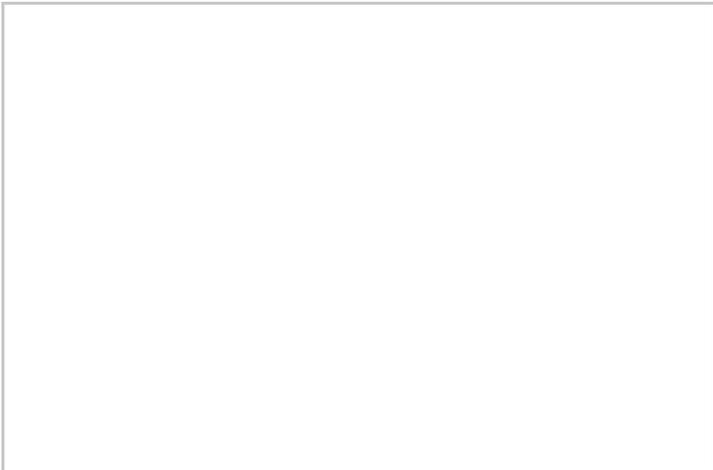
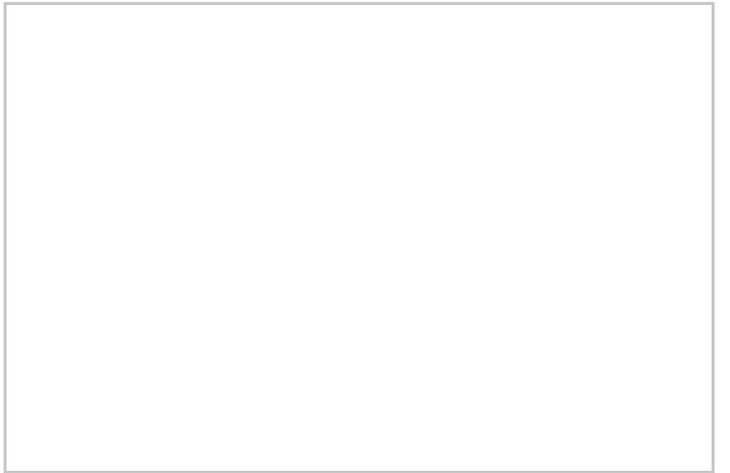
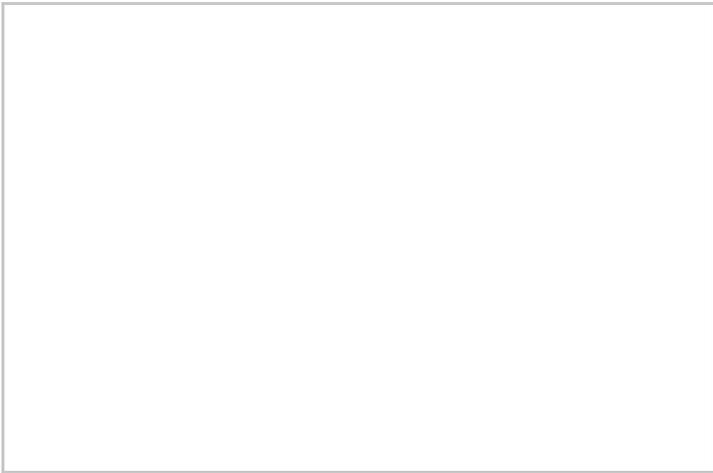
White suite comprising low level WC, pedestal wash hand basin with mixer tap and enclosed panelled bath with mixer tap and wall mounted shower over. Fully tiled to bath area. Wall mounted vanity light. Heated towel rail. Attractive wood effect vinyl flooring. Extractor fan.

## Front Garden

Laid to lawn, outside tap, storage cupboard housing meters and outside light. Allocated parking.

## Rear Garden

Laid mainly to lawn with a variety of trees, shrub and flower borders. Timber shed, Side gated access and paved walkway. Raised patio.



## Road Map



## Hybrid Map



## Terrain Map



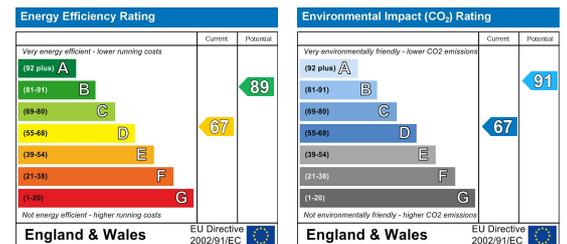
## Floor Plan



## Viewing

Please contact our Hunters Baldock Lettings Office on 01462 896148 if you wish to arrange a viewing appointment for this property or require further information.

## 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.