



10 Westell Close, Baldock, SG7 6RY  
Guide price £310,000





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SG7 6RY

A well presented detached two bedroom bungalow situated on the popular Clothall Common area of Baldock.

This property has recently undergone refurbishment to include a new bathroom suite, redecoration throughout and new carpets.

### **GROUND FLOOR**

#### **COVERED PORCH**

UPVC half glazed front door to:

#### **ENTRANCE HALL**

Door to:

**SITTING ROOM 13'11" x 11'7"**  
**(4.24m x 3.53m)**

Window to front. Radiator. Gas fireplace.

#### **INNER HALLWAY**



Loft access via hatch. Thermostat. Airing cupboard housing hot water cylinder.

**KITCHEN 11'8" x 7'2" (3.56m x 2.18m)**

Range of wall and base units with roll top work surface over and tiled splashbacks. Single stainless steel sink with mixer tap. Gas cooker. Space for washing machine. Fridge/freezer. Tiled floor. Window to rear. Door to side and garden.

**BEDROOM ONE 11'4" x 9'3" (3.45m x 2.82m)**

Window to front. Radiator. Fitted wardrobes.

**BEDROOM TWO/DINING ROOM 9'4" x 12'max (2.84m x 3.66m)**

Measured into window recess. Full length windows and door to garden. Radiator. Fitted wardrobes.

**BATHROOM**

Newly fitted suite comprising bath with electric shower over, vanity unit housing wash hand basin and wc. Fully tiled. Opaque window to rear. Heated towel rail. Tiled floor.

**OUTSIDE**

**FRONT GARDEN**

Path to front door. Mainly laid to lawn with mature shrubs. Driveway to single garage. Side gate to rear garden.

**REAR GARDEN**

Mainly laid to lawn with flower and shrub borders. Patio area and path to shed. Personal door into garage.



Side gate.

**GARAGE**

Up and over door. Power and light. Rafter storage.

**TENURE**

Freehold

**FLOORPLAN DISCLAIMER**

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

**VIEWING INFORMATION**

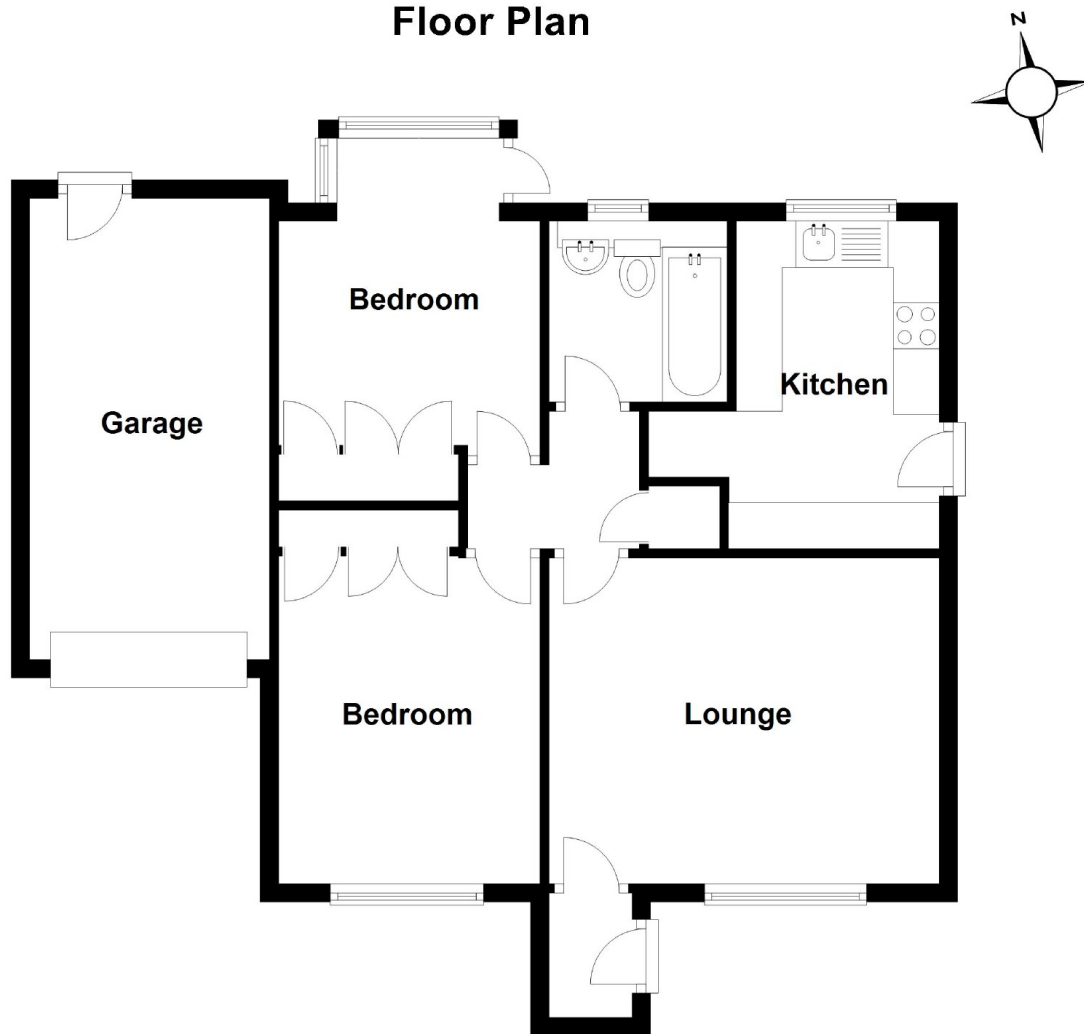
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## Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

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