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84 Coachmans Lane, Baldock, SG7 5BG

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Price £265,000

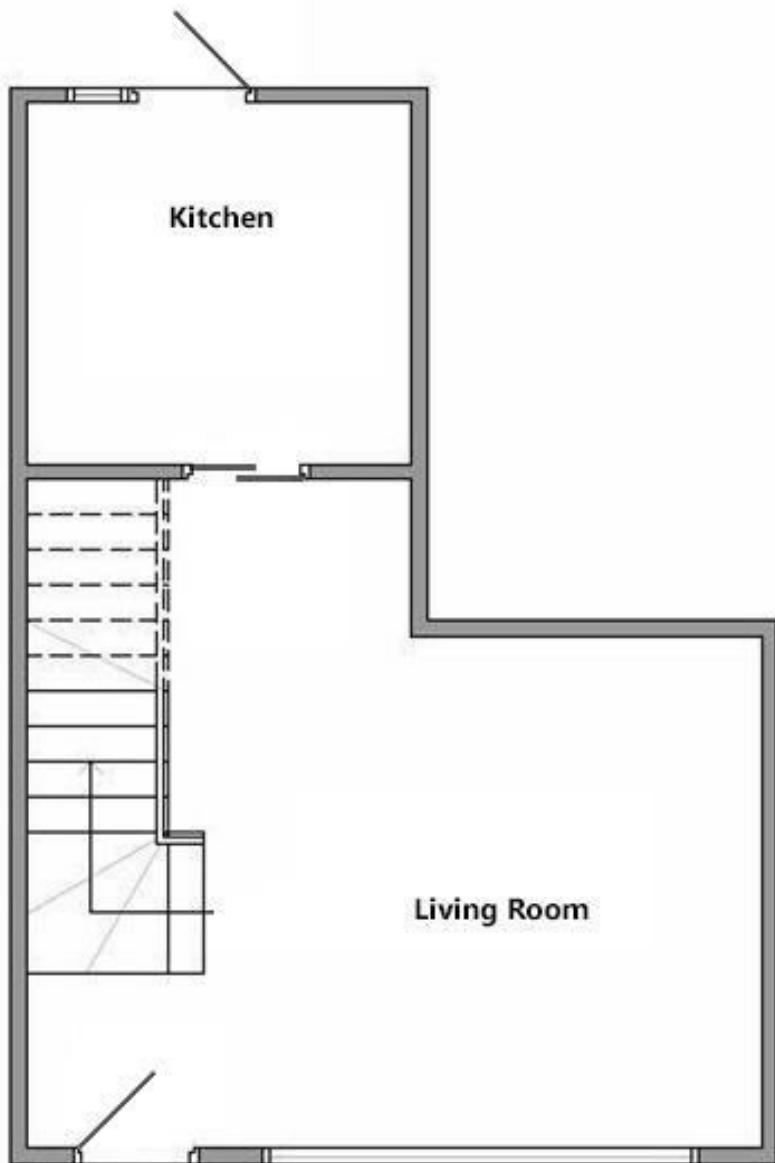
An excellent opportunity to acquire this well-presented one-bedroom terraced home, ideally positioned in the ever-popular Coachmans Lane, Baldock. Offered in good order throughout, this charming property is perfectly suited to those seeking a comfortable and low-maintenance home with the added benefit of outdoor space and parking.

The accommodation is bright and welcoming, with well-proportioned living space that is ready to move straight into. One of the standout features of the property is the generously sized private rear garden, providing an ideal setting for relaxing, entertaining, or enjoying outdoor living. Off-street parking further enhances the practicality and appeal of this home.

Conveniently located within walking distance of local shops, amenities and transport links, the property offers easy access to everything Baldock has to offer while retaining a peaceful residential feel. Being offered chain free, this home presents a smooth and straightforward purchase.

An ideal choice for first-time buyers, downsizers, or investors, this attractive property combines location, condition and convenience — early viewing is highly recommended to fully appreciate all that is on offer.

- Ideal for first time or investment buyers
  - Large double bedroom
  - Off-street parking
  - Close to A1M and transport links
- Private rear garden
- Good order throughout
- Walking distance to local amenities
- Chain Free



**Ground Floor**  
278.68 sqft (25.89 sqm) approx.



**First Floor**  
260.81 sqft (24.23 sqm) approx.

## Front External

Small lawn area and space for refuse bins. Driveway for one vehicle, paved path and steps leading to uPVC front door with obscured glass insert. Entering into:

## Living Room

15'4" x 12'4"

Fitted carpet, meter box, two light fittings, one radiator, thermostat. Half obscured glass glazed sliding door to:

## Kitchen

8'0" x 7'6"

Vinyl flooring, range of wall and base units, tiled splashback around laminate worktops. Sink and drainer with mixer tap, one light fitting, space for fridge freezer, oven and plumbing for washing machine. Worcester combi boiler - serviced annually. Double glazed window to rear aspect, half double glazed door to rear aspect leading to garden.

## Stairs and first floor landing

Fitted carpet, light fitting, loft access and large storage cupboard.

## Bedroom

13'9" x 12'2"

Fitted carpet, light fitting, double glazed window to front aspect, radiator, fitted wardrobes.

## Bathroom

8'0" x 6'4"

Vinyl wood effect flooring, white suite comprising low level dual flush wc, hand basin inset to vanity unit, bath with mixer tap and independent shower over, shower screen, light fitting, wall mounted vanity unit, radiator. Double glazed window with obscured glass to rear aspect.

## Rear External

Patio area, security light, water tap, paved path down one side of lawn leading to patio area and large shed at rear of garden, mature bushes and gated rear access to path behind property.

## Agents Notes

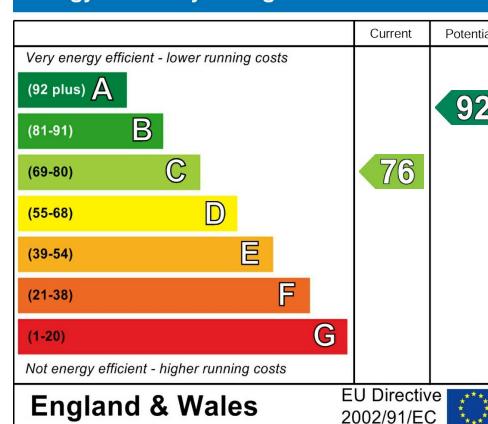
Boiler serviced annually

Loft has light, not boarded, no ladder

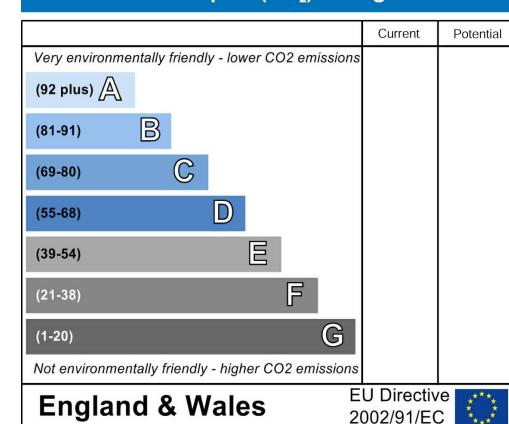
Council tax band - B (£1,790.95 p.a. subject to change)

The sale is being conducted on behalf of a member of iW Estates staff.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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. If you are thinking of selling your home or just curious to discover the value of your property, iWestates 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 iWestates estate agents.

