



Chiltern Road

Baldock,
Hertfordshire, SG7 6LU
£350,000

country
properties

We are delighted to offer to market this spacious 3 bedroom semi-detached property, ideally located on Chiltern Road just a short distance from Baldock High Street and the A1 motorway.

This property presents a fantastic opportunity for the new owners to modernise, improve or reconfigure the layout to create their ideal family home while adding further value.

Upon entry, you are greeted by a bright entrance hall with stairs rising to the first floor. To the left is the spacious living room, running the full length of the property and benefitting from a large understairs storage cupboard and a gas fireplace housing the back boiler. To the right, you will find the recently refitted wet room complete with a WC and hand wash basin.

Straight ahead, the hallway opens into the spacious open plan kitchen/dining room, created as part of a single-storey extension and offering excellent space for both entertaining and day-to-day family living. The kitchen is fitted with a range of wall and base units, integrated appliances and ample work surfaces. To the rear of the property is a substantial conservatory overlooking the garden, built upon a paved patio area.

Upstairs, the property benefits from 3 bedrooms, including 2 generous double rooms and a slightly smaller single bedroom ideal as a child's room or home office. The bedrooms are served by a first floor WC and space to install a hand wash basin.

Externally, the property occupies a corner plot backing onto a wooded area with mature trees, creating a pleasant and private setting. A timber shed provides useful additional storage, while to the front there is access to a communal parking area with further on-road parking available nearby.

Viewing is highly recommended to fully appreciate the potential this spacious family home has to offer.

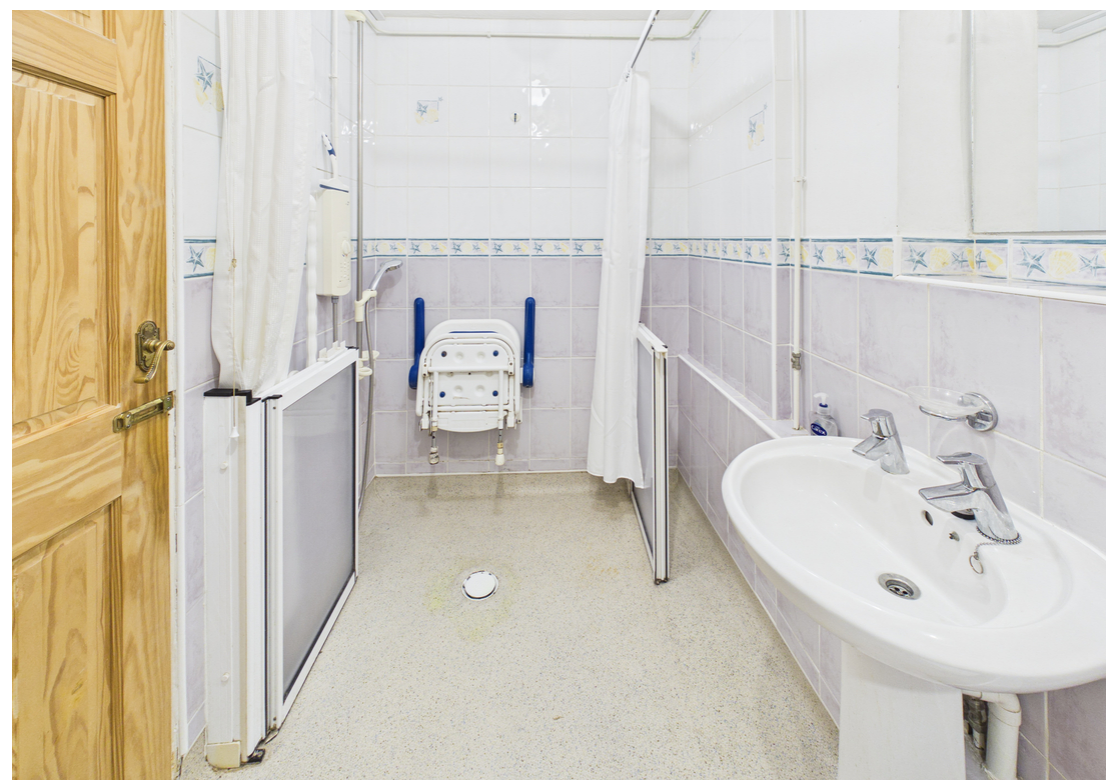
Location

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.

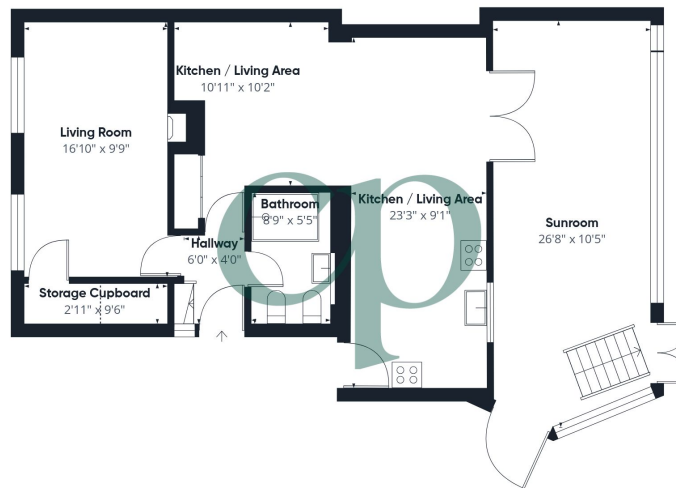
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s)).

- Semi Detached Family Home
- 3 bedrooms - 1 Bathroom - 1 Cloakroom
- Potential To Improve, Reconfiguring or Extend Further (subject to planning)
- Offered As A Chain Free Purchase
- Council Tax Band C - EPC Rating D









Floor 0



Floor 1



Approximate total area⁽¹⁾
1253 ft²

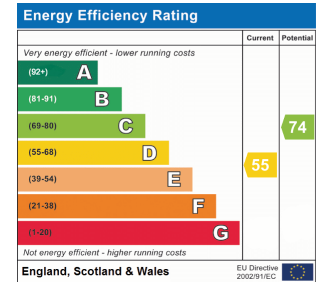
Reduced headroom
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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