



Hitchin Street

Baldock, Baldock,
Herts, SG7 6AL
OIEO £165,000

country
properties

We are delighted to offer to market this spacious 1 bedroom first floor apartment, ideally located on Hitchin Street just moments from Baldock High Street and within easy walking distance of the mainline train station. Offering excellent value for money, this chain-free property presents a fantastic opportunity for first-time buyers, commuters and investors alike, with plenty of scope for the new owners to modernise, improve and add value.

Accessed via a shared entrance hall, a timber staircase rises to the first floor where a spacious entrance hall provides access to the accommodation. To the front of the property is a generously proportioned bathroom, complete with a full-sized bath, WC and hand wash basin. Also accessed from the hallway is a versatile additional room, ideal as a home office, dressing room or occasional reception room.

The generous double bedroom benefits from an extensive range of built-in wardrobes, providing excellent storage. On the opposite side of the hallway is a spacious kitchen, fitted with a range of wall and base units, integrated appliances and a large central island, perfect for informal dining. The room is large enough to accommodate a dining table should the new owners wish to reconfigure the layout.

Leading on from the kitchen is an impressive living room, a bright and characterful space featuring high ceilings, wooden flooring and a wealth of period charm, creating a wonderful environment for both relaxing and entertaining.

This truly unique apartment offers an abundance of character and far more space than first meets the eye. Offered to market chain free, with excellent potential for the new owners to put their own stamp on the property, early viewing is highly recommended to fully appreciate everything it 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)).

- Spacious Accommodation
- 1 Bedroom 1st Floor Apartment
- Close To Station & High Street
- Room To Improve / Add Value.
- Grade II Listed
- Council Tax Band B - EPC Rating D
- Lease Term Remaining - 999yrs - Service Charge - £301.20pa - Ground Rent - £1 pa

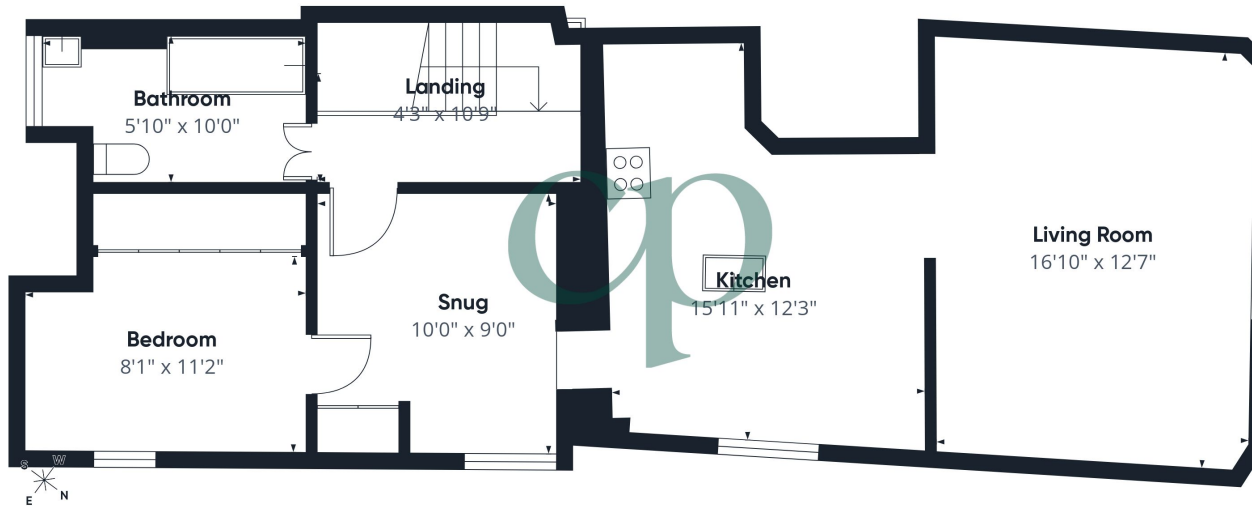








Floor 0



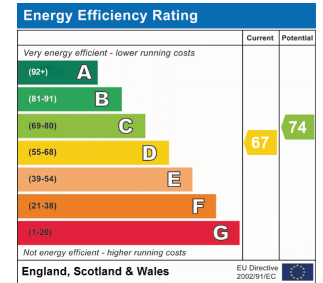
Floor 1

Approximate total area⁽¹⁾
713 ft²

(1) Excluding balconies and terraces

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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