



Church Street

Baldock,
Hertfordshire, SG7 5AF
£325,000

country
properties

We are delighted to offer to market this delightful 2 bedroom terraced period cottage, ideally located on Church Street just moments from Baldock High Street and within easy walking distance of the mainline train station. Combining character features with a highly convenient location, this charming home is ideally suited to first-time buyers, commuters, downsizers and investors alike.

Upon entry, you are greeted by a cosy living room featuring hardwood flooring, a log burner creating a warm focal point, and a window to the front aspect allowing plenty of natural light to fill the room. Leading through from the living room is the well-equipped kitchen, fitted with a range of wall and base units, integrated appliances and ample work surfaces, with space for a small dining table.

To the rear of the property is the family bathroom, complete with a full-sized bath with shower over, WC and hand wash basin. A useful storage cupboard and a door providing access to the rear garden complete the ground floor accommodation.

Upstairs, the property offers 2 well-proportioned double bedrooms. The principal bedroom is particularly generous, offering ample space for a king-sized bed and benefiting from built-in wardrobes. The second bedroom is also a comfortable double, making it ideal as a guest bedroom, home office or nursery.

Externally, the property benefits from a private, low-maintenance rear garden, providing a pleasant space to relax or entertain. Permit parking is available on the road to the front of the property.

Early viewing is highly recommended to avoid disappointment. Character cottages in this highly desirable location are rarely available and tend to sell quickly.

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.

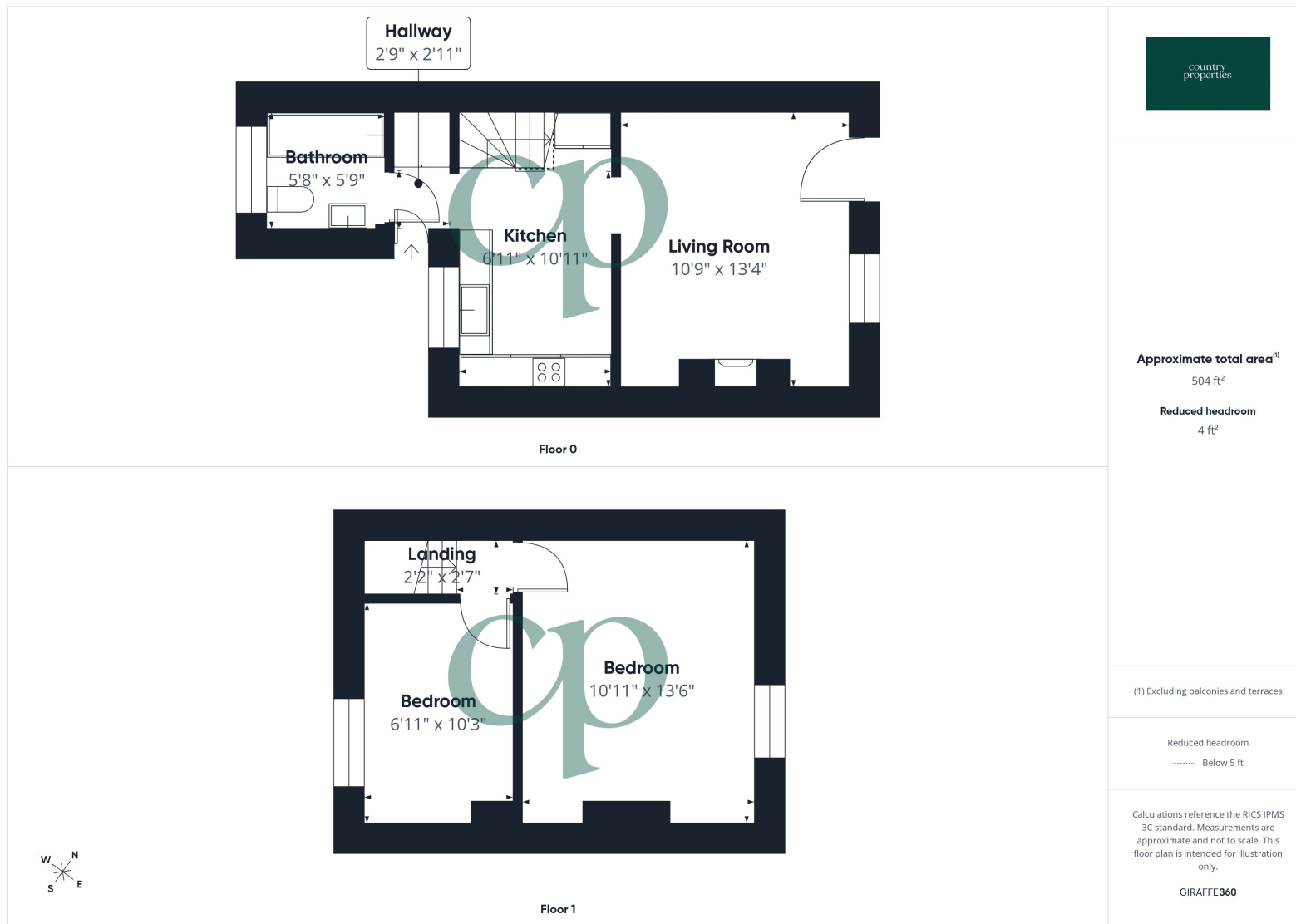
All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).

- 2 Bedrooms – 1 Bathroom
- Mid Terrace Period Cottage
- Close To Station & High Street
- Private & Fully Enclosed Garden
- Period Features Throughout
- Council Tax Band C – EPC Rating D









Approximate total area⁽¹⁾
504 ft²

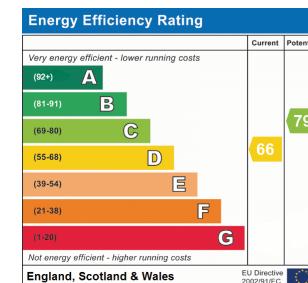
Reduced headroom
4 ft²

(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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