

Clothall Road

Baldock,
Hertfordshire, SG7 6PD

Guide Price £300,000

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We are delighted to offer to market this charming two-bedroom period cottage, ideally situated on Clothall Road in Baldock, within easy walking distance of both the town centre and mainline train station. Offered chain free, the property combines traditional cottage charm with modern kitchen and bathroom fittings, making it an appealing choice for first-time buyers, downsizers or investors alike.

Upon entry, you are welcomed into a cosy reception room, providing a comfortable space to relax and unwind. Leading through to the kitchen, you will find a well-appointed Shaker-style range of wall and base units, integrated double oven and gas hob, together with space for a fridge freezer and washing machine. Stairs rise to the first floor, with useful storage tucked neatly beneath.

To the rear, a lobby provides access to the garden and a useful storage cupboard housing the gas central heating boiler. The modern bathroom is fitted with a panel-enclosed bath, separate thermostatic rainfall shower, vanity unit with hand wash basin and low-level WC.

Upstairs, the property offers two bedrooms, both enjoying pleasant open views towards the countryside. The principal bedroom benefits from built-in double wardrobes, while the second bedroom offers useful over-stairs storage and would also make an ideal home office or guest room.

Externally, the property benefits from a charming front garden with a pathway leading to the entrance. To the rear, a courtyard leads to a private garden, featuring a paved seating area, lawn, planted borders and a useful storage shed. On-street parking is available.

Conveniently positioned within walking distance of Baldock's range of shops, cafés and local amenities, as well as the mainline train station, the property offers an excellent balance of character, convenience and comfortable living.

Offered chain free and enjoying attractive countryside views, this delightful cottage is well worth an early viewing.

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 person, payable by the applicant(s).

- 2 Bedrooms - 1 Bathroom
- Central Baldock Location - Walking Distance To Train Station & High Street
- Offered As A Chain Free Purchase
- Private Rear Garden With A Large Shed For Storage
- Cosy Living Room With Country Side Views
- Master Bedroom With Built In Wardrobes & Idyllic Views
- Council Tax Band B - EPC Rating D








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Approximate total area(1)

525 ft²

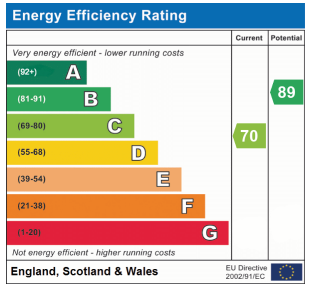
(1) Excluding balconies and terraces

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

Country Properties | 39, High Street | SG7 6BG
T: 01462 895061 | E: baldock@country-properties.co.uk
www.country-properties.co.uk

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