



47, Hitchin Street

Baldock,  
Hertfordshire, SG7 6AQ  
£650,000

country  
properties

A fabulous opportunity to acquire a four double bedroom Grade II Listed townhouse in the centre of Baldock. The property offers high ceilings and large windows, whilst retaining an abundance of period features, as well as benefitting from a contemporary layout conducive to modern living. An internal viewing comes highly recommended, to fully appreciate what this beautiful house has to offer.

- Impressive Grade II Listed House
- Contemporary open plan living accommodation
- Four double bedrooms
- Separate reception & utility room
- Enclosed rear garden
- Garage en-bloc
- Walking distance to train station & local schools
- Must be viewed internally to fully appreciate what is on offer

## Ground Floor

### Entrance

Hardwood door to front. Window to front. Cloak cupboard. Radiator. Under stairs storage cupboard.

### Open Plan Kitchen/Dining Room

22' 7" x 19' 0" (6.88m x 5.79m)  
Kitchen fitted with a range of wall mounted and base units with work surfaces over. Built-in eye level combi double oven. Built-in electric hob with extractor over. Built-in wine cooler. Integrated dishwasher. Space for fridge/freezer. 1 1/2 bowl sink and drainer unit. Column radiator.

### Utility Room

12' 0" x 6' 0" (3.66m x 1.83m)  
Integrated fridge and washing machine. Space for tumble dryer. Radiator. Door to rear.

### Cloakroom

Low level WC. Wash hand basin. Window to rear.

### Living Room

12' 5" x 10' 10" (3.78m x 3.30m)  
French doors to garden. Radiator.

## First Floor

### First Floor Landing

Stairs rising to second floor accommodation.

### Bedroom Two

17' 9" x 12' 0" (5.41m x 3.66m)  
2 windows to front. Radiator.

### Bedroom Four

Window to rear. Radiator.



## Bathroom

Window to rear. 'P' shaped bath with shower over. Wash hand basin. Fully tiled. Radiator.

## WC

Low level WC. Wash hand basin. Cupboard housing hot water tank.

## Second Floor

### Second Floor Landing

Access to loft space with pull down ladder.

### Bedroom One

18' 0" x 12' 0" (5.49m x 3.66m)  
2 windows to front. Radiator.

### Bedroom Three

12' 3" x 7' 5" (3.73m x 2.26m)  
Window to side. Radiator. Cupboard housing boiler.

### Shower Room

Shower cubicle. Wash hand basin. Low level WC.

## Outside

### Rear Garden

Artificial lawn. Patio area. Gated access to rear.

## Garage

15' 0" x 10' 0" (4.57m x 3.05m)  
En-bloc with double doors, light and power.

## Location

Baldock is a charming historic North Hertfordshire market town which retains much of its old-world charm with many Georgian and period buildings scattered along a high street full of café, restaurants and independent shops along with award winning Butchers and Bakers. Baldock is in many ways the ideal commuter town, combining lively town, with quiet unspoilt countryside surround and fast access by road and to the A1(M), A (505) and M1 and M11, linking to the rest of country. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

Baldock has a number of schools including a nursery, 4 junior/infant schools and the well-regarded senior school, Knights Templar,

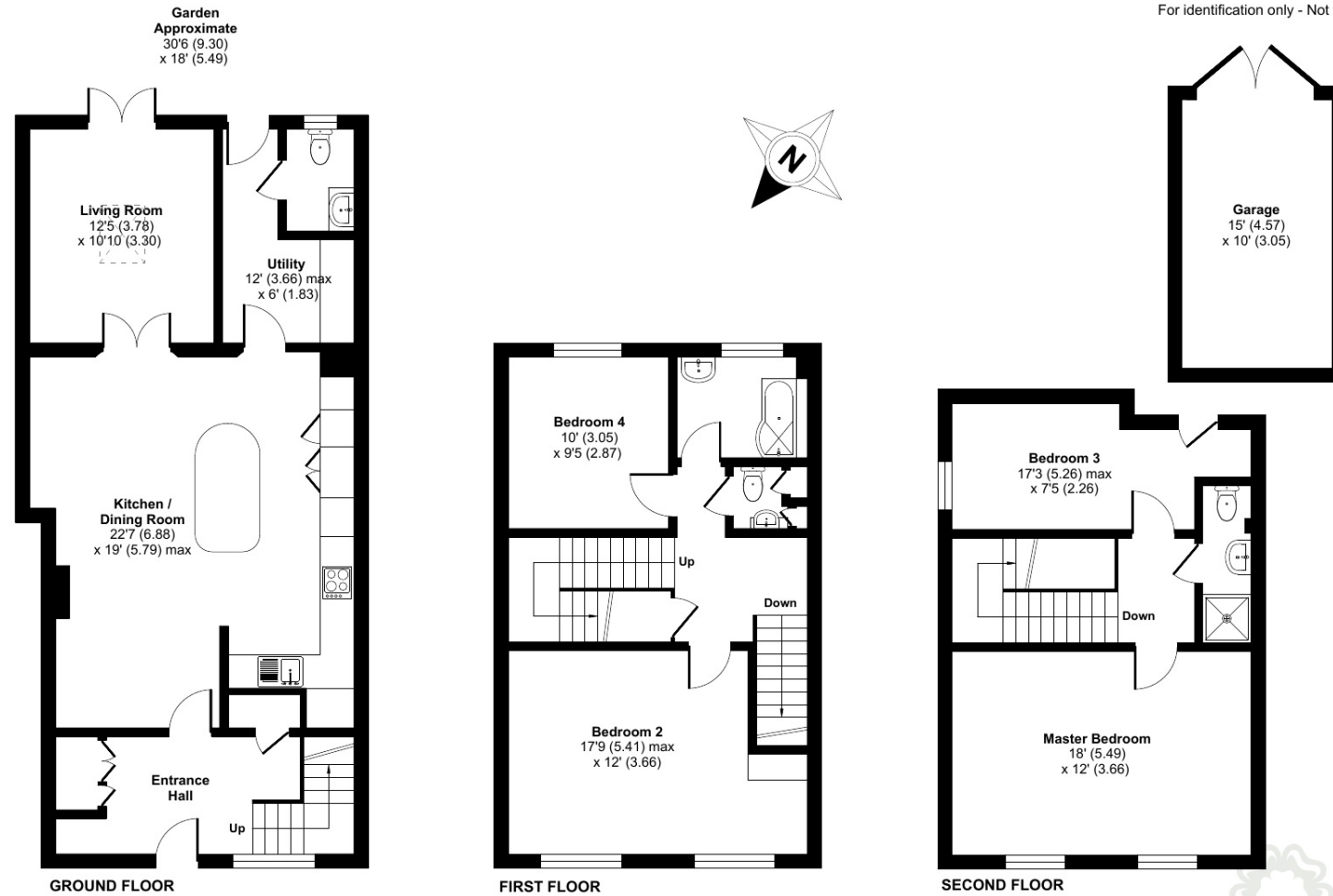
With its wealth of community projects, fairs, and festivals it has become a popular and safe area to live for all ages. Come and check us out!





Approximate Area = 1904 sq ft / 176.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 827014



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](mailto:baldock@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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