



1 High Street, Baldock, Hertfordshire. SG7 6AZ

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## 5 Bedroom Town House £650,000 Leasehold

No 1 is an interesting and intriguing Grade II listed Georgian town house built in the latter part of the 1700's. This five bedroom, three storey house was originally a Drapers and Greengrocers and home to three children and eleven staff and in the 1861 Census the name 'Hine and Son' appears. This fascinating house has a garden on the first floor that leads from what would have been the drawing room and is now a vast lounge and dining area.



- Five bedroom town house
- Four reception rooms
- Roof Terrace
- Grade II listed
- Built in the late 1700's
- Approximately 2700 square feet
- Cellar
- Overlooks the majestic High Street
- EPC exempt. Council tax band C

**Step Inside:**

This Georgian house is approximately 2700 square feet with the five bedrooms and four reception rooms spread over three floors plus the cellar; ideal for wine enthusiasts. The beautiful staircase rises to a large study area and then onto a beautiful lounge and dining room that would have been the drawing room and the tall sash windows flood the room with light and overlook the majestic wide high street. On this floor there are two double bedrooms, a home office and family bathroom. The utility room and kitchen wrap around the roof top garden terrace and can also be accessed from the lounge. There is a spiral staircase to the first floor bedroom and ground floor. Stairs lead to the top floor where you will find three double bedrooms, a snug and a further shower room.

**Outside and Area:**

No 1 is situated in a commanding position overlooking the majestic wide high street, conveniently located within strolling distance of coffee shops, bars and restaurants with the train station literally a five minute stroll. The roof top garden terrace is an absolute delight and just enhances the experience of living in a Georgian town house in the centre of Baldock. The property is leasehold, 999 years from 2012 so 986 years remaining. The council tax is band C, £2,046 per annum and whilst nil ground rent the building insurance is £3,500 per annum. Parking is available by way of a parking permit (A) allowing you to park in various locations in close proximity to the front door.

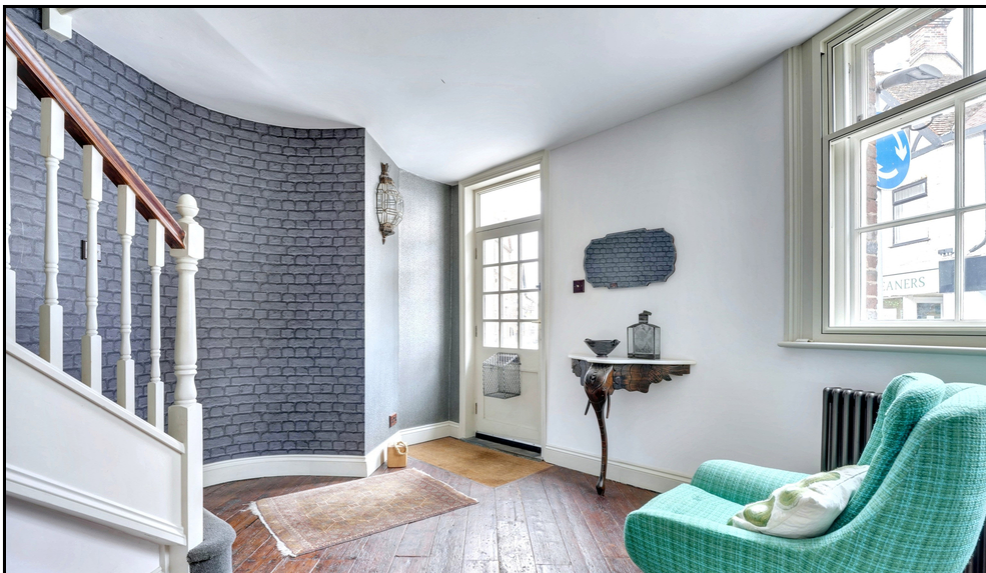
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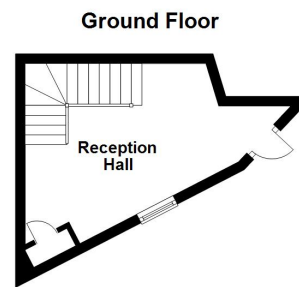
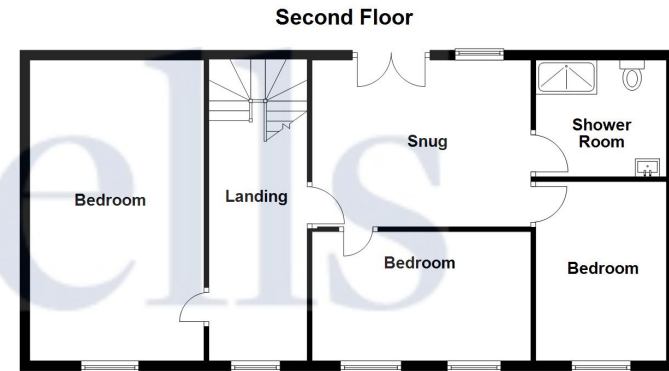
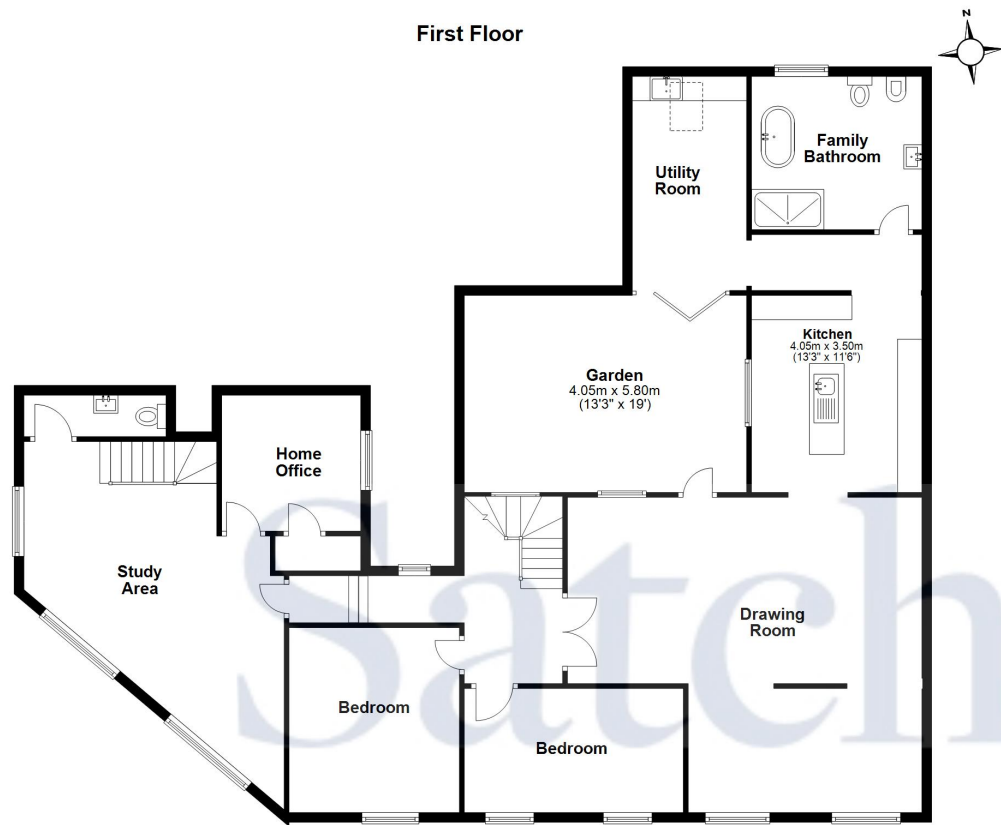
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Plan produced using PlanUp.