



17, West End
ASHWELL,
Hertfordshire, SG7 5PH
Freehold £410,000

country
properties

We are delighted to offer to the market a beautifully presented & characterful 2 bedroom end of terrace cottage in sought after village location. Located in the ever popular village of Ashwell the home is within a short walking distance to all village shops & amenities. Offering large reception rooms, bespoke country kitchen, first floor bathroom, 2 good size bedrooms, character features such as exposed floorboards, fireplaces and sash windows and approx. 60ft garden with insulated external studio, this fantastic property is sure to impress!

- Character features throughout
- Light & spacious 2 bedroom end terrace home
- Bespoke kitchen
- Approx 60ft rear garden with external studio
- Large first floor bathroom
- EPC rating E
- Council Tax band C

Accommodation

Lounge

12' 1" x 11' 11" (3.68m x 3.63m)
Solid wood entrance door. Radiator. Sash window to front. Pine floorboards. Cast iron open fireplace with wood mantle and tiled hearth. Cupboard housing fuse box and meter.

Dining Room

12' 10" x 12' 1" (3.91m x 3.68m)
Radiator. Sash window to rear. Cast iron fireplace with wood mantle and tiled hearth. Stairs to first floor with recess below. Opening to:

Kitchen

8' 11" x 7' 4" (2.72m x 2.24m)
Radiator. Bespoke cream kitchen with solid oak work surfaces. Base and wall mounted units. Built-in dishwasher and space for cooker. Built-in fridge and butler sink with mixer tap. Radiator. Amtico flooring. Window to rear aspect overlooking garden. Stable door to side aspect.

First Floor

Landing

Cast iron fireplace. Doors to all rooms. Access to loft space housing combination boiler.

Bedroom One

12' 1" x 11' 10" (3.68m x 3.61m)
Radiator, Sash window to front. Cast iron fireplace.

Bedroom Two

10' 0" x 7' 11" (3.05m x 2.41m)
Radiator, Sash window to rear. Over stair cupboard with window to side.

Bathroom

8' 11" x 7' 7" (2.72m x 2.31m)
Window to side, Radiator, White suite comprising ball and claw foot roll top bath with mixer tap and shower attachment, WC, shower cubicle and vanity unit with large basin.



External

Rear Garden

Concrete patio area with outside tap and brick shed. Gated side access to front, (neighbour has right of way). Garden laid to lawn approximately 60ft in length enclosed by fence.

Garden Studio/Home office

9' 7" x 9' 6" (2.92m x 2.90m)

Cladded and fully insulated with light and power. Double glazed windows with French doors onto garden.

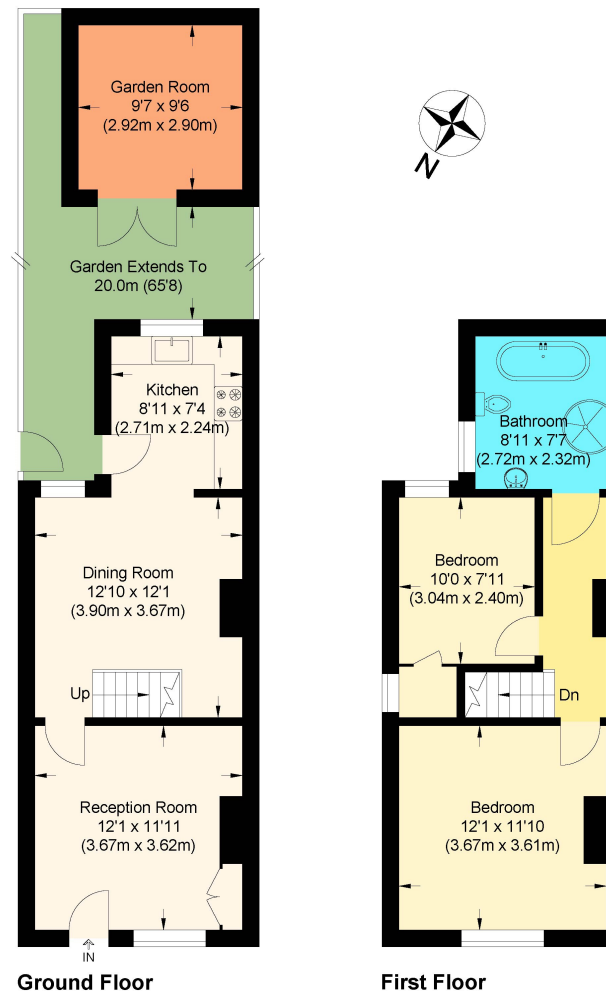
Agent's Notes

Ashwell

Ashwell is a picturesque village with boutique shops, historic houses, churches, 3 pubs, tennis courts, cricket grounds and pavilion, as well as being surrounded by stunning countryside. Perfect for bike rides and long dog walks! Situated 4 miles east of Baldock & 5 miles west of Royston. Convenient for A1(M) & A505. Ashwell & Mordens station offers service to Kings Cross & Cambridge. Links and school buses to Knights Templar and Bassingbourn Secondary schools. It is a short walk to Ashwell village primary school. With its abundance of clubs and social activities it has the perfect mix for families, commuters and downsizers alike.








West End, Ashwell

Approximate Gross Internal Floor Area : 69.60 sq m / 749.16 sq ft
(Excludes Garden Room)
Garden Room : 8.50 sq m / 91.49 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			81
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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