



Weston Way

Baldock,
Hertfordshire, SG7 6JG
Freehold - OIEO £330,000

country
properties

This three bedroom ex-local authority property offers spacious accommodation and excellent potential for refurbishment. Situated in a popular residential area, it represents an ideal opportunity for first time buyers, families looking to make a home their own, or investors seeking a project.

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.

Offers should be submitted in writing in a sealed envelope. Please make all offers for the attention of Stuart King BSc MRICS, Davies King Chartered Surveyors, 5 Gernon Walk, Letchworth Garden City, Herts, SG6 3HP marked 173 Weston Way, Baldock, SG7 6JG – OFFER'. Closing date, close of business on Monday 6th October 2025. The vendor reserves the right to accept an offer before the closing date.

The property was part of a stock transfer from North Herts District Council in 2003 and is subject to an overage. The buyer will be required to enter into a deed of covenant with the Council on completion and pay the Council's costs of £500. A draft copy is available upon request. The successful buyer will have to agree to exchange contracts within a maximum of 6 weeks following acceptance of their offer and complete the purchase within a maximum of 4 weeks thereafter.

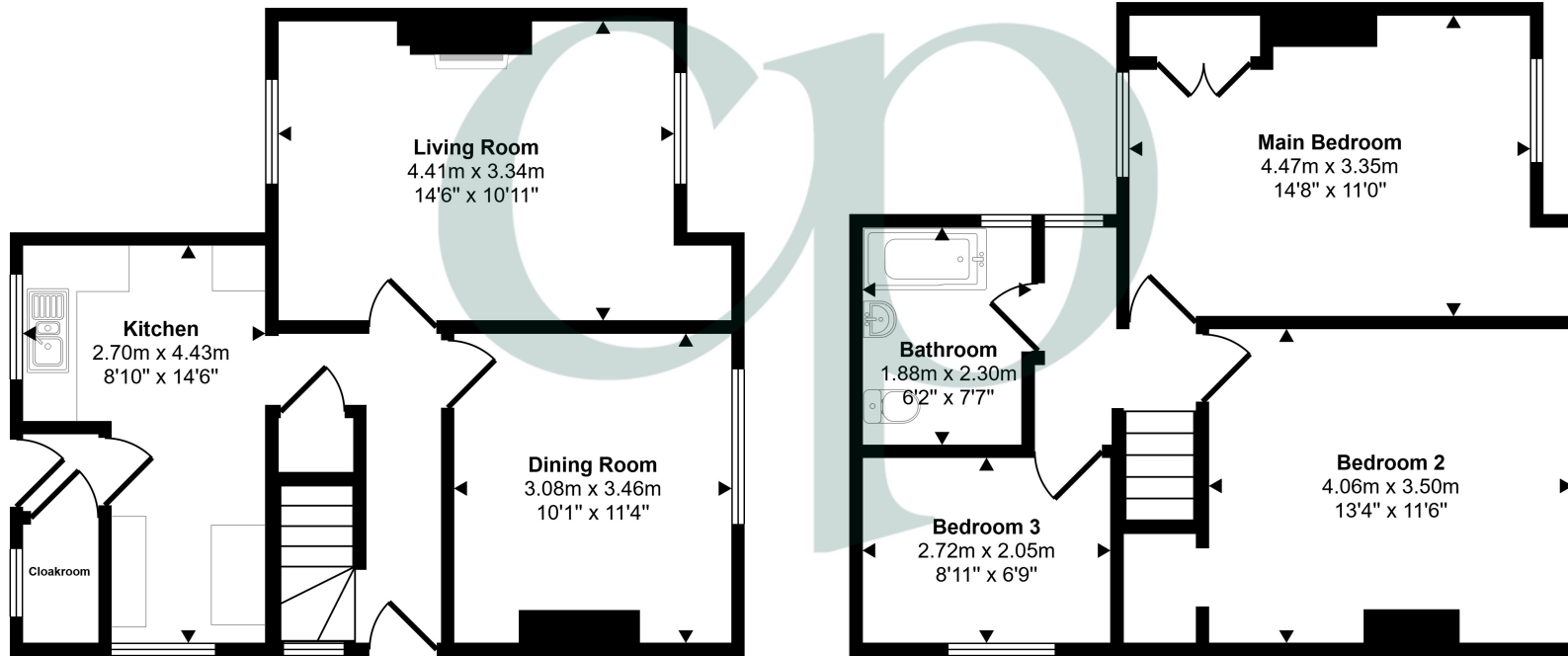
All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. The vendors are not bound by this offer and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The vendors, at their absolute discretion, do not bind themselves to accept the highest or any offer submitted and reserve the right to enter into negotiations with any party.

- Semi Detached family home
- 3 Bedrooms
- Fully fitted kitchen with space for appliances
- Downstairs cloakroom
- Front with potential for off road parking (STPP)
- Rear garden with access to the rear and patio
- Available chain free
- Potential refurbishment project
- 0.4 miles to train station





Approx Gross Internal Area
93 sq m / 1006 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	56
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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