



# Chiltern Road

Baldock,  
Hertfordshire, SG7 6LT  
Freehold - OIEO £275,000

country  
properties

A well-presented two-bedroom ground floor maisonette benefiting from its own generous private garden, a bright kitchen, and refurbished bathroom. This fantastic home is ideal for first-time buyers, young families, investors, or downsizers alike.

The property offers well-proportioned accommodation throughout. A welcoming entrance hallway with useful storage leads through to a spacious bay-fronted lounge, featuring high skirting boards and an abundance of natural light.

The bright fitted kitchen is well equipped with a range of base and wall units, integrated oven, ample work surfaces, breakfast bar, and space for appliances, all complemented by stylish stone flooring and inset ceiling spotlights.

There are two generously sized double bedrooms, with the principal bedroom enjoying views over the rear garden. The modern bathroom is finished to a high standard and comprises a curved bath with rain shower over and additional handheld attachment, low-level WC, pedestal wash hand basin, heated towel rail, tiled flooring, and spotlights.

Externally, the property truly stands out with its spacious and low maintenance private rear garden. A large patio area leads to a lawn and second raised patio, surrounded by mature trees, shrubs, and planted borders. Additional benefits include a brick outbuilding with light and power ideal for a home office or small workshop, a further timber shed, brick-built BBQ, outside tap, and side gated access.

Lease Information: 125-year lease from 30 September 1996, with approximately 95 years remaining. A superb opportunity to acquire a well-maintained home with excellent outdoor space in a convenient setting early viewing is recommended.

#### Location

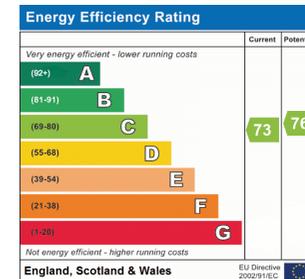
Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, 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.

- Lease - 95 years remaining
- Immaculately presented - inside and out
- 2 Bedroom - 1 Bathroom - Ground Floor Maisonette
- Modern bathroom and redecorated throughout
- Generous private rear garden
- Ground Rent - £10 PA / Service Charge - £306 PA
- Council Tax Band B / EPC Rating C









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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