



Pembroke Road

BALDOCK,
Hertfordshire, SG7 6DB

Freehold - Guide Price £375,000

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Charmingly presented two-bedroom Victorian Cottage with 100ft garden & excellent potential. This charming end-of-terrace Victorian cottage is situated in a highly sought-after location, just a short walk from Baldock train station and within excellent catchment for both primary and secondary schools. Offering two separate reception rooms, a generous approximately 100ft rear garden, and exciting scope to extend (STPP), this home is ideal for buyers seeking character, convenience, and future potential.

Inside, the property features a bright front reception room with an open fireplace and a second reception/dining room with a large under stairs storage cupboard and a second open fireplace. The stylish kitchen is fitted with classic Shaker-style units, complementary worktops and tiling, built-in double oven, gas hob, and integrated appliances. A Velux window and side window enhance the natural light with a door opening directly to the garden. An inner hallway provides space for laundry appliances and leads to the bathroom, which includes a panelled bath with shower over, pedestal wash hands basin, WC, Velux window.

Upstairs, the main bedroom offers generous proportions, a charming cast iron fireplace, and front-facing views, while the second bedroom enjoys lovely garden outlooks perfect as a double bedroom for guests.

Externally, the property continues to impress. The front garden is low-maintenance and, (STPP), could be adapted to provide off-road parking. The rear garden stretches to approximately 100ft and enjoys a sunny southerly aspect. Mainly laid to lawn with mature borders, it features a large 24ft x 12ft shed with power and light and is currently being used as a home office. Additionally a wooden deck and a circular patio offer ideal locations for outdoor dining during the warmer months.

With gas central heating, double glazing, and enormous potential to create additional space (STPP), this characterful home provides a rare opportunity in a prime location close to Baldock High Street.

Location

Baldock is a historic market town in Hertfordshire, benefiting from a mainline railway station with direct links to London and Cambridge. The town centre offers a wide range of amenities, including high-street shops, restaurants, cafés, popular pubs, and independent retailers such as a local butcher. With excellent transport links via the A1, A505, and A10, Baldock is a popular choice for commuters. This property is ideally situated within walking distance of the highly regarded Knights Templar Secondary School.

- Victorian cottage
- Great location
- Approximately 100ft rear garden
- Two reception rooms
- Two bedrooms
- Council Tax Band C / EPC D







Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

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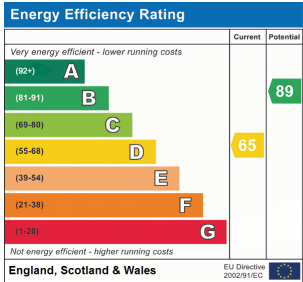
Approximate total area⁽¹⁾

797 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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