



# Barley Rise

Baldock,  
Hertfordshire, SG7 6RT

Freehold - OIEO **£325,000**

country  
properties

Nestled at the end of a quiet cul-de-sac, the property benefits from its own driveway and garage, offering both convenience and privacy.

Inside, you're welcomed by a bright entrance hall leading to a well-appointed kitchen and a spacious lounge. The lounge features a striking spiral staircase and French doors that open onto a generously sized rear garden—perfect for relaxing or entertaining.

Upstairs, you'll find a modern, recently updated shower room and two well-proportioned bedrooms, one of which includes built-in wardrobes.

A fantastic opportunity for buyers looking for a well-located, chain-free home that they can put their own stamp on.

## Accommodation

### Entrance Hall

Understairs cupboard, radiator, and door too:

### Kitchen

6' 9" x 7' 1" (2.06m x 2.16m) – Modern wall and base units, plenty of space for appliances, integrated oven, hob and extractor. Laminate worktops, stainless steel single bowl sink and mixer tap.

### Lounge

15' 0" x 11' 11" (4.57m x 3.63m) – French doors out to the rear garden, and window to rear aspect. Radiator. Spiral staircase to first floor.

### Bathroom

6' 11" x 4' 4" (2.11m x 1.32m) – Modern white suite comprising of corner shower, WC and a wash hand basin with fitted cupboard.

### Bedroom One

12' 0" x 7' 8" (3.66m x 2.34m) – Radiator, window to rear aspect.

### Bedroom Two

11' 11" x 6' 11" (3.63m x 2.11m) – Radiator, fitted wardrobes and cupboard, window to front aspect.

### Outside

### Rear Garden

Enclosed rear garden, mainly laid to lawn.

### Front

Single garage with driveway at the front.



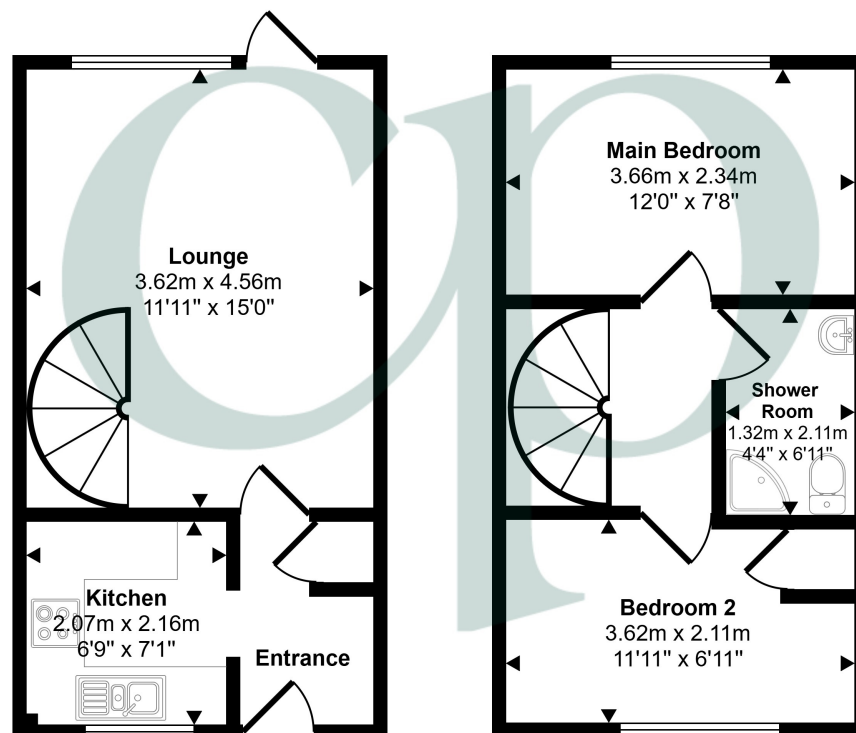
# Agents Notes

## Baldock

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 in walking distance from the sought after Knights Templar Secondary School.



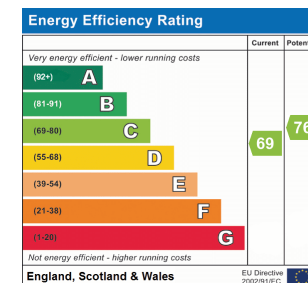
Approx Gross Internal Area  
49 sq m / 531 sq ft



Ground Floor  
Approx 25 sq m / 266 sq ft

First Floor  
Approx 25 sq m / 265 sq ft

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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