



High Street

Ashwell, Baldock,
Hertfordshire, SG7 5NW

Freehold - Guide Price £475,000

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properties

A spacious and characterful 3 bedroom cottage located on the High Street in the heart of Ashwell, with its wealth of village amenities on the doorstep. This period property offers an attractive lounge and separate dining room leading down to a good size kitchen/breakfast room and upstairs two generous double bedrooms and additional small single. Externally, the property benefits from a pleasant, low maintenance 30ft rear garden with seating area and timber storage shed.

- Chain Free!!
- 15ft Lounge with Fireplace
- Open Plan Dining Room
- Oak Kitchen with built-in appliances
- Character features throughout
- uPVC double glazing throughout
- Gas central heating
- Low maintenance rear garden
- Council Tax band D
- EPC rating D

Ground Floor

Entrance Porch

Glass panelled door to:

Lounge

15' 0" x 12' 5" (4.57m x 3.78m)

Light and spacious lounge with: window to rear aspect, radiator, fireplace with stone surround and gas fire in situ (untested), stairs to first floor accommodation, opening to:

Dining Room

12' 1" x 9' 4" (3.68m x 2.84m)

Open plan dining room with: tiled floor, radiator, under-stairs storage cupboard, hatch to small cellar void, Steps down to:

Kitchen

11' 8" x 10' 7" (3.56m x 3.23m)

Good size kitchen/breakfast room overlooking rear garden, a range of wall mounted and base units with oak work-surface over, in-set sink and drainer. Window to rear aspect. Integral oven/grill, gas hob with extractor over, space for washer dryer, dishwasher, fridge-freezer, concealed wall mounted boiler, door to rear garden.

First Floor

Landing

Loft hatch, storage cupboard, doors to:



Bedroom One

9' 9" x 11' 8" (2.97m x 3.56m)

Comfortable double bedroom, radiator, window to rear aspect.

Bathroom

W.C, shower cubicle, wash hand basin, airing cupboard, roof light.

Bedroom Two

8' 8" x 12' 8" (2.64m x 3.86m)

Generous double bedroom, window to front aspect, radiator, built-in storage cupboard.

Bedroom Three/Dressing Room

9' 6" (max) x 10' 6" (max)

Window to front aspect, radiator, built-in storage cupboards.

External

Rear Garden

Attractive landscaped courtyard style rear garden, stepping down to patio seating area with beds and borders, timber storage shed.



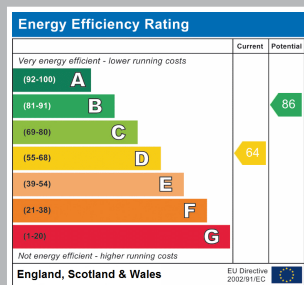


The floor plan of the second floor is divided into several rooms and a central hall. At the top is the **KITCHEN**, measuring 11'5" x 9'8" (3.49m x 2.95m), which includes a sink and a stove. Below the kitchen is the **DINING ROOM**, measuring 11'9" x 8'10" (3.59m x 2.70m). To the left of the dining room is a **STORAGE** area. Below the storage area is a staircase with an upward arrow labeled **UP**. At the bottom is the **LIVING ROOM**, measuring 14'5" x 13'9" (4.40m x 4.19m). To the left of the living room is the **ENTRANCE HALL**. The plan also shows a fireplace in the living room and a window in the dining room.

This floor plan shows a 3-bedroom house with a central landing. The layout includes:

- Bedroom (Top):** 11'5" x 9'7" (3.49m x 2.91m)
- Bedroom (Bottom Right):** 12'6" x 8'5" (3.80m x 2.56m)
- Bedroom (Bottom Left):** 10'2" max x 9'3" (3.10m max x 2.81m)
- Landing:** Features a staircase labeled "DOWN" and a door to the top bedroom.
- Shower Room:** Contains a shower, toilet, and sink. It has two doors leading to bedrooms and a window.
- Storage:** A storage area is located near the bottom left bedroom.
- Windows (W):** Indicated in the bedrooms and shower room.
- Air Conditioning (A.C.):** Located in the bottom right bedroom.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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