



Hitchin Street, Baldock, Hertfordshire. SG7 6AQ





## 2 Bedroom Character Property £475,000 Freehold

A unique character property in the heart of old Baldock town, situated literally within strolling distance of the train station, shops, pubs, restaurants and galleries. This is a very spacious property that has two double bedrooms, conservatory, garage and off street parking. Within touching touching distance to the local park and children's play area early viewing is highly recommended.

- 18ft Lounge
- Conservatory
- Two bedrooms
- Heart of Baldock
- Character property
- Garage
- Off road parking
- EPC exempt. Council tax band D

**Ground Floor:****Entrance:**

Entrance via original style front door.

**Reception Hall:**

Hard wood flooring, stairs to first floor, doors to:

**Kitchen:**

Abt: 11' 0" x 10' 0" (3.35m x 3.05m) Range of base and wall units, oven and extractor fan, stainless steel sink and drainer, window to front aspect, tiled splash backs, integrated dishwasher, integrated fridge/freezer, plumbing for washing machine, herringbone flooring.

**Lounge:**

Abt: 18' 10" x 10' 0" (5.74m x 3.05m) French doors to conservatory, radiator, laminate flooring.

**Conservatory:**

Window to all aspects , laminate flooring.

**First Floor:****Landing:**

Window to side aspect, carpet as fitted, doors to:

**Bedroom One:**

Abt: 18' 0" x 10' 0" (5.49m x 3.05m) Window to front aspect and side aspect, radiator, carpet as fitted.

**Bedroom Two:**

Abt: 11' 0" x 10' 0" (3.35m x 3.05m) Window to rear aspect, radiator, carpet as fitted.

**Bathroom:**

Freestanding roll top bath, low level WC, wash hand basin, herringbone flooring, window to side aspect.

**Outside:****Rear Garden:**

Walled courtyard style garden, off street parking for two cars and a garage.

**Agents Notes:**

Draft details yet to be approved by the vendor and may be subject to change.

**Location and Amenities****Baldock:**

Baldock is a small market town founded by the Knights Templar around 1148 on the site of an earlier Iron Age and

Roman settlement. More recently it has been an important staging post between London and the North East and some of that history is still evident today in the towns design and architecture.

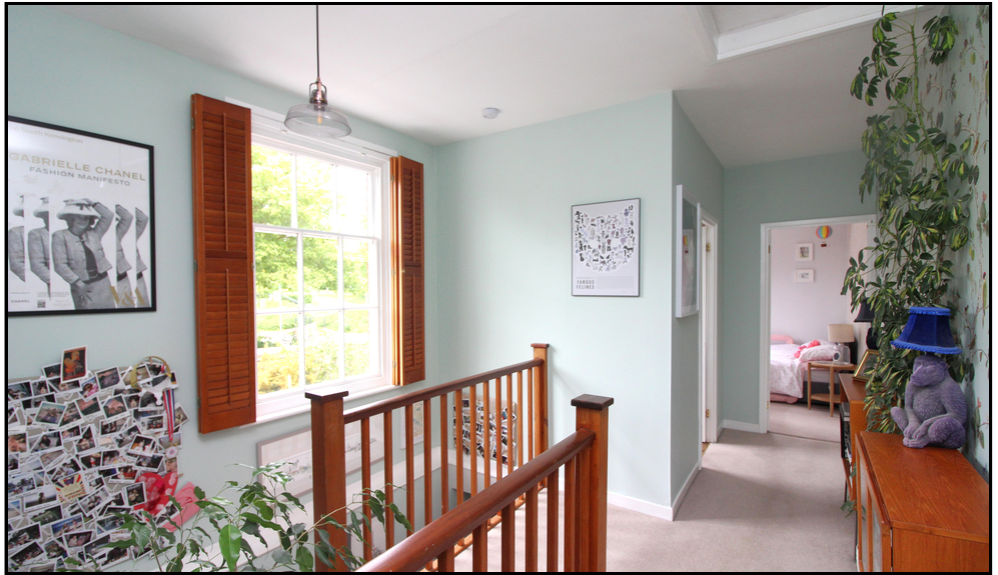
Nestled between Cambridge, 23 miles away and London just 39 miles, Baldock has a mainline train station which provides a regular service between these two cities and with easy access to the A10 and A1 makes this an ideal location for commuting.

Baldock has a range of interesting and independent shops selling a variety of products and produce including a

popular family butchers, bakery & small independent cafes. It is also home to a large Tesco supermarket. There is an excellent selection of restaurants and take aways supplying food from around the world. Carrying on with the many regular traditions such of the weekly Charter Market, annual Autumn Charter Fair and annual early May festival and street fair.

Baldock also provides a range of highly acclaimed schools for all ages along with a sports centre/gym and for those looking for a more relaxed approach some lovely country walks in the surrounding Hertfordshire countryside.

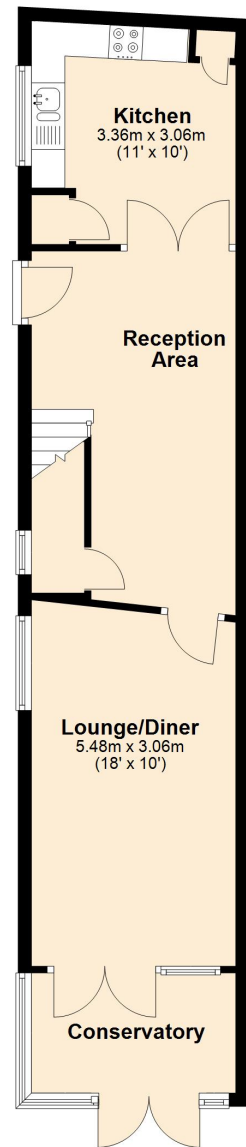




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

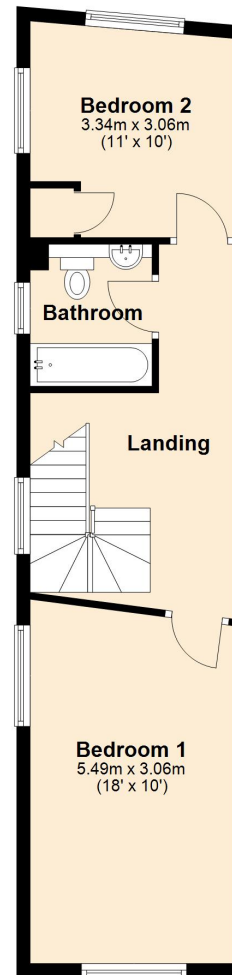
### Ground Floor

Approx. 48.8 sq. metres (525.3 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



Total area: approx. 91.5 sq. metres (985.2 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.