



30, High Street

Ashwell, Baldock,
Hertfordshire, SG7 5NW

Freehold - Guide Price £475,000

country
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

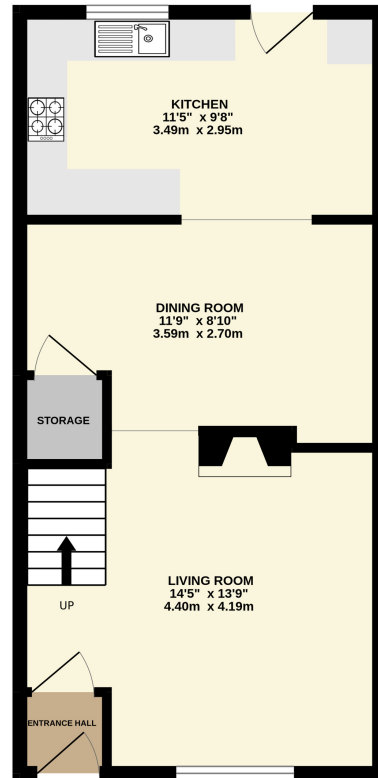
Rear Garden

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

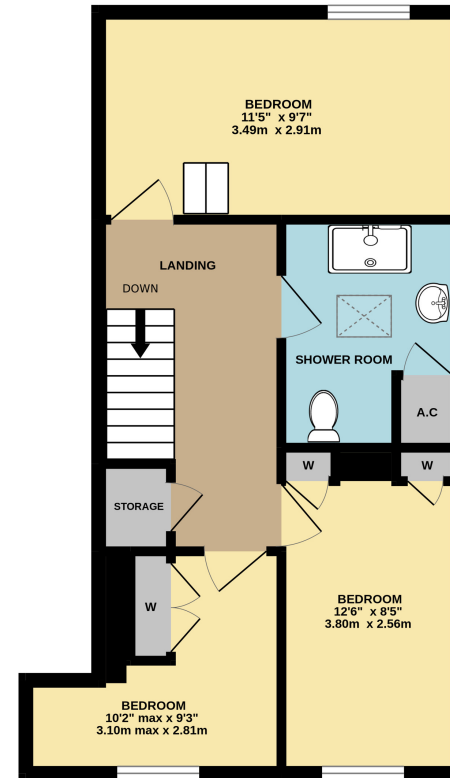




GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.

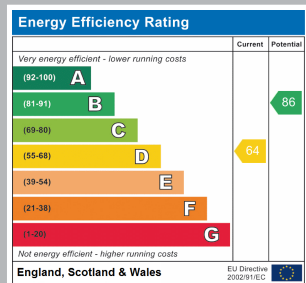


1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.1 sq.m.) approx.

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.
Made with Metropix ©2022



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

country
properties