



30, High Street
Ashwell, Baldock,
Hertfordshire, SG7 5NW
Freehold £525,000

COUNTRY PROPERTIES
PART OF HUNTERS

Country Properties are delighted to offer to the market this spacious and characterful 3 bedroom cottage located on the High Street in the heart of Ashwell. The property offers an attractive lounge and separate dining room, good size kitchen/breakfast room and two generous double bedrooms. 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

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 1

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 2

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

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

Bedroom 3/Dressing Room

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

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

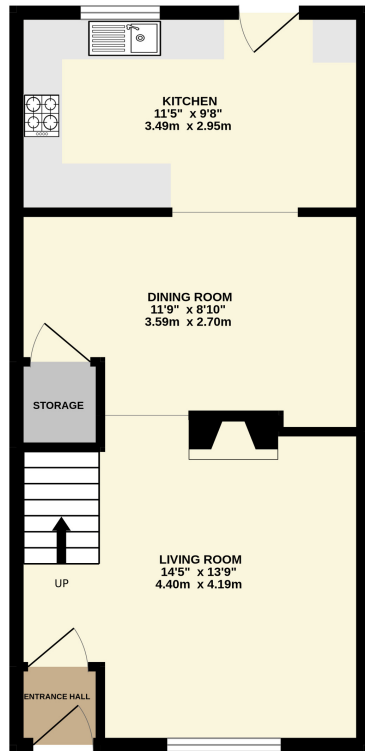
Outside

Rear Garden

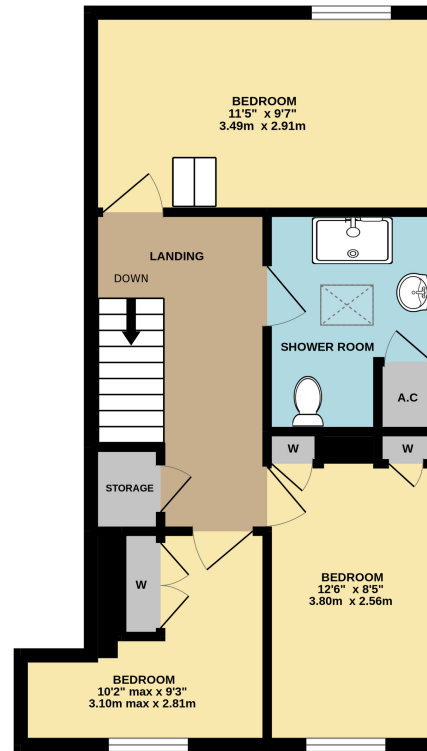
Attractive landscaped courtyard style rear garden, stepping down to patio seating area with beds and borders, timber storage shed.



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

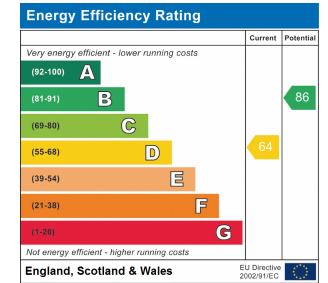


1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



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.
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Viewing by appointment only

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