



# Barley Rise

Baldock,  
Hertfordshire, SG7 6RT

**Freehold - Guide Price £395,000**

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Situated in the popular Clothall Common area in Baldock, this three bedroom end of terrace property offers a spacious lounge, kitchen/diner with fitted modern units and ample storage, providing an ideal space for family meals and entertaining. The spacious lounge is warm and inviting, designed for everyday comfort.

Upstairs, there are three bedrooms. The master bedroom is a generous size and benefits from built-in wardrobes. The second bedroom offers good proportions with dual-aspect windows to the front and rear. The third bedroom is a spacious single, equally suited as a guest room or home office. A modern family bathroom completes the first floor.

- Family home
- Kitchen/Diner
- Spacious lounge
- 3 bedrooms
- Low maintenance garden
- Attached garage and driveway
- Freehold
- 0.9 miles from the train station / 0.8 miles from the High Street according to Google maps
- Council Tax Band C / EPC Rating C

## Accommodation

### Ground Floor

#### Entrance Porch

Radiator, cloak cupboard and door to:-

#### Lounge

12' 6" x 15' 8" (3.81m x 4.78m) - Window to front aspect, stairs to first floor. Door to:-

### Kitchen/Diner

12' 6" x 12' 2" (3.81m x 3.71m) - A range of modern wall and base units of cupboards and drawers, integrated oven, dishwasher, washing machine and fridge. Work surfaces with inset single sink with mixer tap over, electric hob. Tiling to all splash back areas. Door to garden.

### First Floor

#### Landing

Doors to all bedrooms and bathroom.

#### Bedroom One

15' 10" x 7' 10" (4.83m x 2.39m) - Two windows to the front aspect with built-in wardrobes.



## Bedroom Two

10' 5" x 8' 2" (3.17m x 2.49m) – Dual aspect windows to the front and rear.

## Bedroom Three

12' 5" x 7' 4" (3.78m x 2.24m) – Window to rear aspect.

## Bathroom

4' 6" x 7' 6" (1.37m x 2.29m) – Bath with shower over, WC, vanity unit with wash hand basin and cupboard under. Tiled walls.

## External

## Front

Block paved pathway leading to front door. Block paved driveway leading to garage with an up and over door. Garage with door leading to the garden. Parking for one car.

## Rear garden

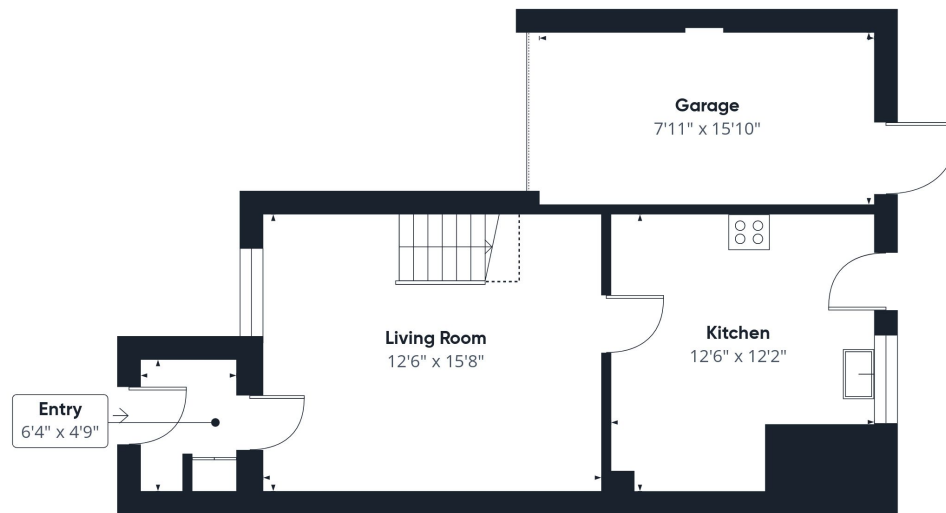
Patio leading to an area laid to lawn with shrub borders.

## Agent's Notes

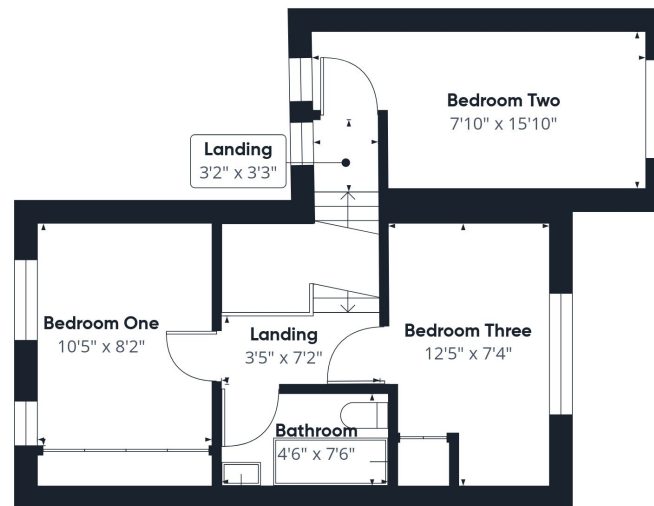
Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, 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 a very short walking distance away from the sought after Knights Templar Secondary School.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

870 ft<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>

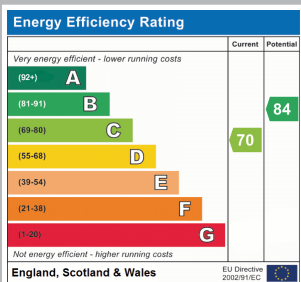
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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