



83

**83, High Street**  
Baldock,  
Hertfordshire, SG7 6BQ  
Freehold - Offers Over £350,000

country  
properties

We are delighted to be offering this very quaint Grade II listed detached cottage in the heart of the historic market town of Baldock. The property boasts a good size garden and off street car parking. The property also offers two separate reception rooms, two double bedrooms and many original features.

- Grade II listed
- Two double bedrooms
- Separate reception rooms
- Good size garden
- Off Street Parking
- Potential to extend subject to usual planning consent
- Exposed beams and character features
- Council Tax Band D

## Ground Floor

Front Door Leading To:-

Entrance Lobby

Radiator.

Reception One

13' 5" x 9' 4" (4.09m x 2.84m)  
Radiator. Original fireplace.  
Beams. Wooden windows to  
front and side. Wall lights.

## Kitchen

8' 8" x 7' 2" (2.64m x 2.18m)  
Selection of wall and base  
units with work surfaces over.  
Space and plumbing for  
washing machine. Electric  
oven and hob. Sink and  
drainer unit. Tiled floor. Modern  
boiler. Door to garden.

## Reception Two

13' 6" x 9' 9" (4.11m x 2.97m)  
Exposed brick inglenook  
fireplace with raised hearth.  
Original tiled flooring. Wooden  
window to front. Radiator.



## Bathroom

9' 3" x 6' 9" (2.82m x 2.06m)

Bath. Pedestal wash hand basin. WC. Radiator. Tiled flooring. Obscure window to side.

## First Floor

### Bedroom One

13' 7" x 10' 9" (4.14m x 3.28m)

Windows to front and side. Radiator. Loft access.

### Bedroom Two

13' 6" x 9' 9" (4.11m x 2.97m)

Windows to front and side. Walk-in wardrobe. Radiator.

## Outside

### Front

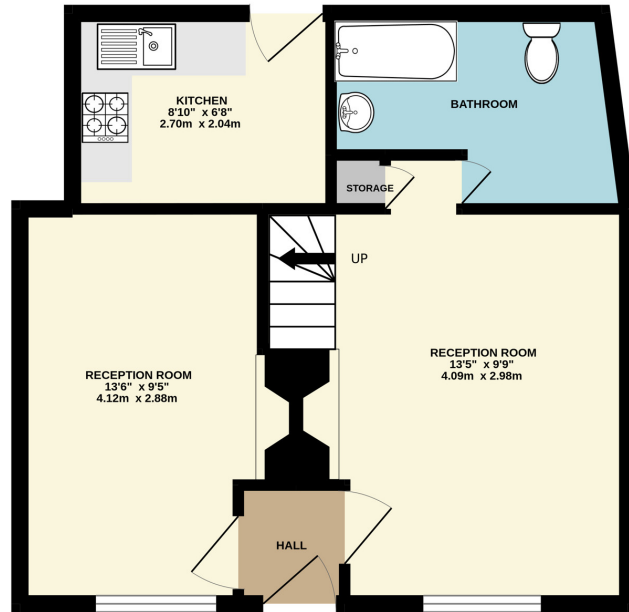
Double gates to side of property leading to parking area.

### Garden

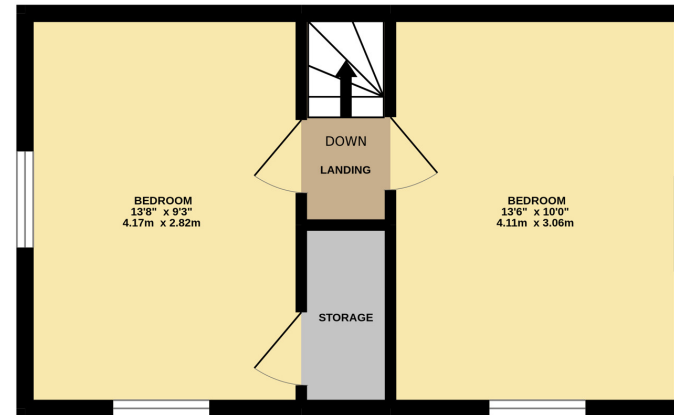
Summer house and timber shed.



GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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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