



# Anchor Road

Baldock,  
Hertfordshire, SG7 6LG  
OIEO £400,000

country  
properties



A very well located 3 bedroom link detached home within walking distance to all town centre amenities, schools and transport links. In need of cosmetic modernisation throughout. This is a fantastic opportunity to create your own dream home in a popular residential location in central Baldock. Located on Anchor Road, the property offers a large lounge and kitchen diner on the ground floor with 3 generous bedrooms and a family bathroom on the first. Externally the property offers mature front and rear gardens with driveway parking at the front for 2 cars leading to the integral single garage. A well proportioned home as is but with scope for further extension/value adding subject to planning permission.

- 3 bedroom link detached home
- Cosmetic modernisation required throughout
- Front & rear gardens
- Integral garage with driveway
- Popular residential location within walking distance to schools and amenities
- EPC – TBC / Council Tax band – D

## Accommodation

### Entrance porch

Glazed door to:

### Lounge

17' 0" x 13' 7" (5.18m x 4.14m) Window to front aspect, stairs to first floor, door to:

### Kitchen/Diner

17' 6" x 8' 7" (5.33m x 2.62m) Window to rear aspect, sliding door to rear garden, external door to side aspect. A range of wall mounted and base level units with work surface over and inset sink with drainer. Integral oven/grill with gas hob and extractor over. Space for washing machine, slimline dishwasher, cupboard housing fridge freezer and an under stairs storage cupboard.





## First Floor

### Landing

Window to south aspect, loft hatch, airing cupboard and doors to:

### Bedroom One

11' 3" x 10' 3" (3.43m x 3.12m) Window to rear aspect.

### Bedroom Two

11' 4" x 10' 4" max (3.45m x 3.15m) Window to front aspect.

### Bedroom Three

8' 5" x 8' 7" (2.57m x 2.62m) Window to front aspect.

### Bathroom

Window to rear aspect, WC, wash hand basin, bath with shower attachment over and screen.

## External

### Front Garden

Front garden is laid to lawn with driveway providing space for 2-3 cars, leading to integral single garage with electric roller door.

## Garage

17' 2" x 8' 4" (5.23m x 2.54m) Light and power, electric roller door to front, double doors to rear aspect.

## Rear Garden

Westerly facing rear garden laid to lawn measuring approximately 45ft by 30ft, rear access to garage via double doors.

## Agent's Notes

Baldock

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.







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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