



## Clothall Road, Baldock, Hertfordshire, SG7 6PD

**£318,000**

Lane & Bennetts are delighted to present this Victorian end of terrace cottage located next to Baldock's popular Clothall Common. Upon entering the property you shall step into a spacious porch area which proves itself useful for storing shoes and coats before entering into the spacious lounge area. The lounge is light and airy with ample space and provides scenic views across Clothall Common. Through the lounge you will enter into a modern fitted cottage style kitchen with wooden worktops and ample space for appliances. At the rear of the property is a well appointed bathroom hosting a bath with shower over.

Upon going upstairs and exploring the first floor you will find two good sized bedrooms. The first bedroom has a front window aspect showcasing scenic views offering ample space for both a double bed and a wardrobe. The second bedroom offers a rear window aspect and is home to a built in wardrobe offer plenty of storage space.

The rear garden is home to the cleverly constructed garden office and outside bar. This area provides a convenient and useful space for those who work from home as well as offering garden entertainment. This garden also has side access as well as it being a south-facing garden offering patio space to be able to sit, relax and enjoy the sunshine in the summer months!

- END OF TERRACE VICTORIAN COTTAGE
- 10 MINUTES WALK TO STATION & TOWN
- FREEHOLD | Council Tax Band: B | EPC: D
- COUNTRYSIDE VIEWS TO FRONT
- OFF ROAD PARKING
- ATTRACTIVE ENCLOSED PORCH & REAR GARDENS
- GOOD SIZE LOUNGE
- FITTED KITCHEN
- WELL APPOINTED BATHROOM
- POTENTIAL FOR LOFT CONVERSION STP

AGENTS NOTES:

Tenure: FREEHOLD | Council Tax Band: B | EPC Rating: D (TBC)

The picturesque historic market town of Baldock enjoys a wealth of amenities, facilities and hosts an abundance of community events throughout the year. Baldock is spoilt with its' choice of 'GOOD' schools, independent eateries, a sports centre and plenty of parks and nature land. Baldock station offers access to London (37 minutes) & Cambridge (25 minutes). Road access for the A1(M) North & South and A507 leading west to the M1 motorways are within easy driving distance.