



Royston Road, Baldock, Hertfordshire. SG7 6PL

| Satchells



3 Bedroom Maisonette

£350,000 Leasehold

Satchells are delighted to present this Grade 2 1540's, well-presented three-bedroom split-level home is set within the popular Raban Court development in Baldock. Offered chain free, and is maintained in excellent condition throughout.

The property offers bright and spacious accommodation arranged over the two floors, giving a real sense of character and separation between living and sleeping areas. The living area is warm and welcoming, with a large original open fire feature, modern inset downlighting and well proportioned, ideal for both relaxing and entertaining, with the original timber beams adding character and uniqueness. The single galley kitchen is fitted to a good standard with integrated appliances.

Upstairs, there are 2 generous bedrooms and a third room suitable for an office, cot, or games room, and served by a modern family bathroom with a stand-alone bath feature and shower. The layout makes excellent use of space and provides flexibility for families, professionals, or those working from home.

The front door is also the original, stable door, giving the indication from the outset of this lovely distinctive property.

Located within easy reach of Baldock town centre, local amenities, schools, and transport links, this property represents an ideal purchase for first-time buyers, downsizers, or investors alike looking for original period appeal. Early viewing is highly recommended to appreciate the condition, layout, and convenient location on offer.



- Original open fire
- Private parking
- Partial replacement double glazing to rear secondary to front
- 1540's Grade 2 listed building
- Fitted kitchen
- Town location close to amenities
- Original features
- Circa 930 years lease
- Solid wood beam floors on upper level
- Awaiting EPC. Council tax band C

Ground Floor

Entrance/Hallway:

Entrance is via original stable doors with an immediate secondary door, leading into the vinyl wood effect floored hallway and kitchen. A door to the left leads to the living room and there is also the staircase leading to the upper floor. Gas fired radiators and a double glazed and secondary glazed window to the rear aspect overlooks the shingled courtyard.

Kitchen:

Abt. 24' 6" x 6' 8" (7.47m x 2.03m) Single galley, 'L' shaped kitchen finished to a good standard with integral appliances, oven, hob and extractor and secondary glazed window leading to the front aspect.

Living Room:

Abt. 16' 8" x 13' 3" (5.08m x 4.04m) Original door from hallway leads to the main living area. There is laminate flooring, inset downlighting and an original large open fireplace with room for a dining table and chairs, and gas fired radiators. There is also an under-stairs storage cupboard.

Principal Bedroom:

Abt. 18' 7" x 13' 9" (5.66m x 4.19m) Original door, solid wood floors, and a storage room off-shoot suitable as a walk in wardrobe. Boiler is also located in this storage room. Large original window with secondary glazing leads to the front aspect, and gas fired radiators are also fitted.

Bedroom Two:

Abt. 16' 6" x 9' 6" (5.03m x 2.90m) Original door, solid wood floor, and structural beams add character to this room. Gas fired radiators and doubled glazed window overlooking the courtyard compliment this room.



Bedroom Three:

Abt. 9' 5" x 7' 6" (2.87m x 2.29m) Original door, solid wood floor and gas fired radiators. Small original window to front aspect. Suitable as a home office, games room or cot room.

Bathroom:

Abt. 9' 6" x 7' 3" (2.90m x 2.21m) Good sized family bathroom with laminate flooring, gas fired radiator/ towel rail, and a freestanding bath with shower with floor to ceiling tiled area. A close coupled toilet and wash basin with half level tiling in the remaining area of the bathroom.

Outside

Communal Grounds:

Courtyard to rear, under an archway leading to shingled private parking area.

Additional Information

Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.

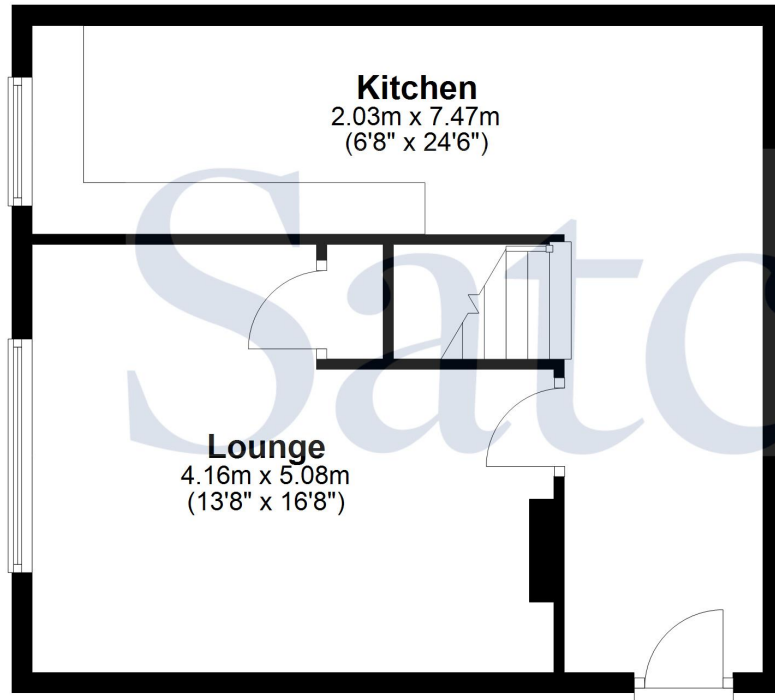
Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

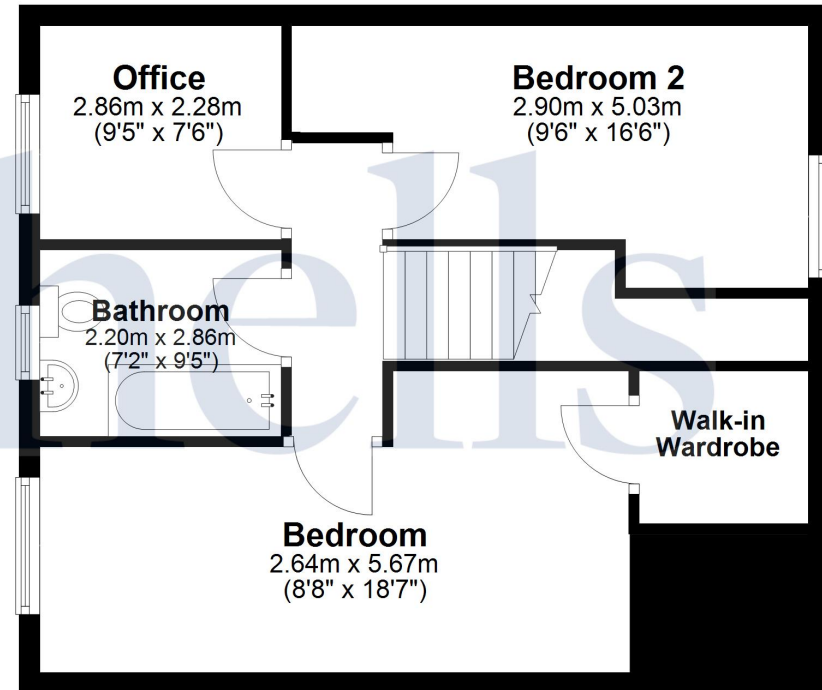
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.