



83, High Street

Baldock,
Hertfordshire, SG7 6BQ
£400,000

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

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.

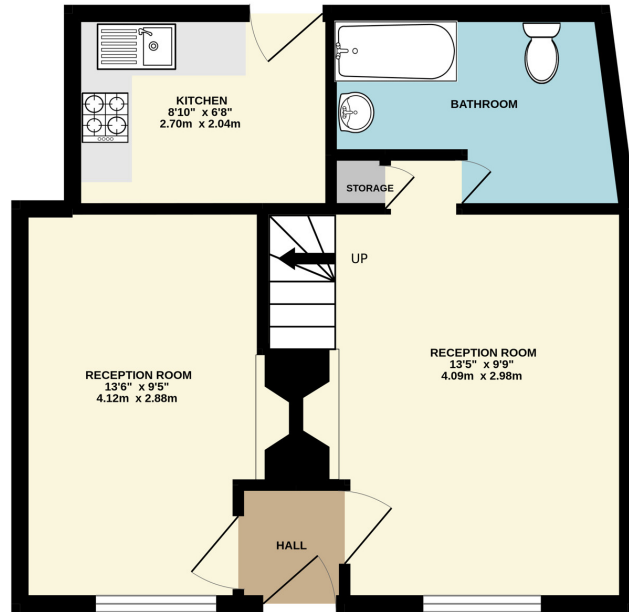
Garden

Summer house and timber shed

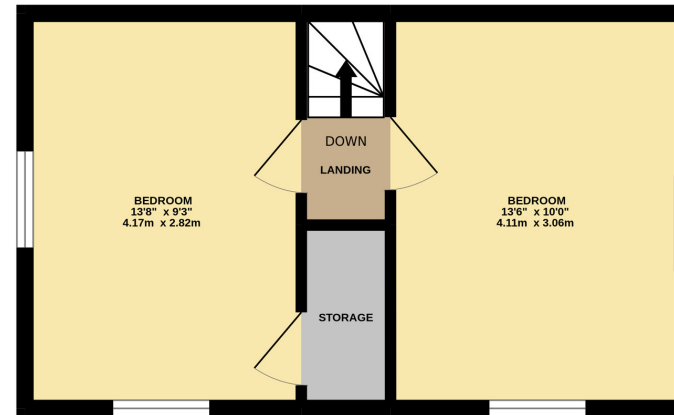




GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



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.
Made with Metropix ©2022

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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

country
properties