



8 South Road • Baldock • Hertfordshire • SG7 6BY

Offers In Excess Of £400,000

Charter Whyman  
TOWN & VILLAGE HOMES





ATTRACTIVE MODERN TOWNHOUSE  
VERY GOOD EPC RATING  
CONVENIENT CENTRAL LOCATION

## THE PROPERTY

This attractive townhouse enjoys the benefits of modern insulated timber frame construction with a brickwork outer leaf under a tiled roof, resulting in a very good EPC rating, which should help towards making this an economical home to run. The well proportioned accommodation is arranged over three floors with a spacious living room, kitchen and cloakroom/WC on the ground floor. Two double bedrooms and the family bathroom comprise the first floor with the master suite of bedroom, dressing room and shower room is to be found on the second floor.

The house benefits from uPVC double-glazed windows and gas fired central heating.

## THE OUTSIDE

The house stands elevated above the road fronting a private pedestrian walkway and screened from the road by a hedge.

The paved courtyard style rear garden is some 26' (7.89m) in depth. A gate to the rear leads to the parking courtyard with an allocated parking space.

## THE LOCATION

The house is centrally and conveniently located at the southern end of the High Street and within three-quarters of a mile of the mainline railway station. Baldock is on the London to Cambridge mainline and regular services run throughout the day. The fastest journey to London St Pancras takes just 33 minutes and to Cambridge 32 minutes. The town stands just off the A505 with Junction 9 (southbound) on the A1(M) being just 2 miles away by car; Junction 10 (northbound) is a 2.4 mile drive.

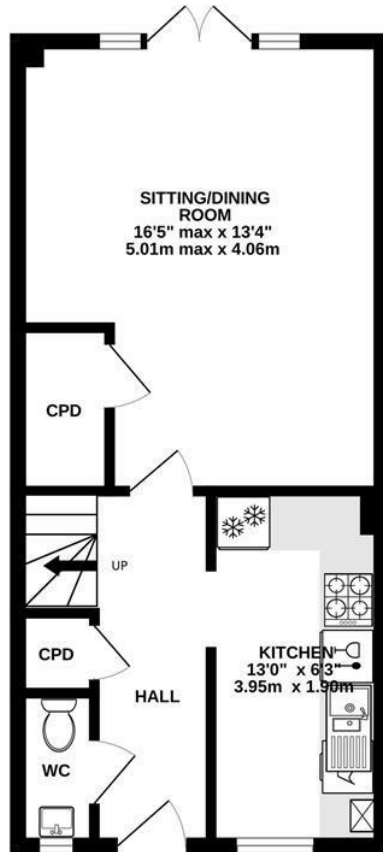
The Knights Templar founded the town of Baldock in the 1140s. Today the town centre boasts many imposing period buildings and the broad High Street is a particularly notable feature. The town provides excellent shopping, schools (including the highly regarded Knights Templar School), pubs and restaurants, with the adjoining towns of Letchworth Garden City and Hitchin providing an even wider range of facilities.



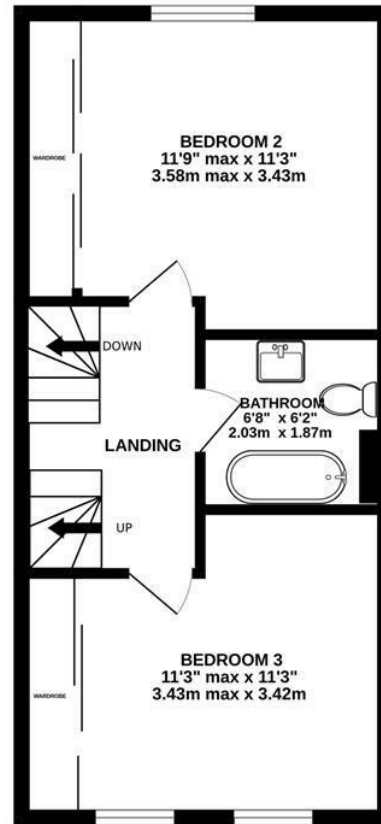




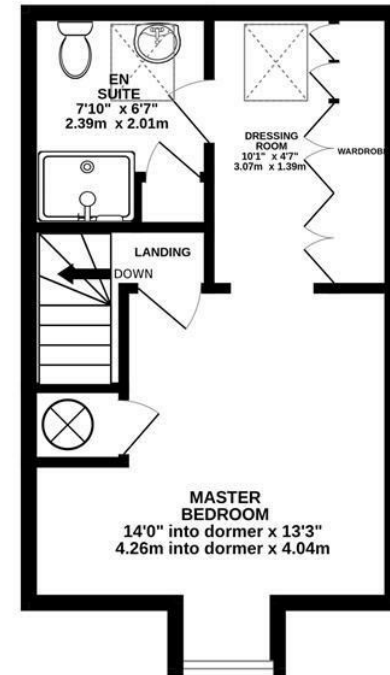
GROUND FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.  
Made with Metropix ©2024

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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**TENURE**  
FREEHOLD

**EPC RATING**  
Band - B

## SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.  
BROADBAND: A choice of providers with claimed download speeds of up to 1,000 Mbps.  
Current provider: Sky.  
MOBILE SIGNAL: Most providers claim up to 4G coverage, O2 claims to provide 5G.

## LOCAL AUTHORITY

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

Tel: 01462 474000  
[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

## COUNCIL TAX

Band - D



# Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)