




 3 Bedrooms

 2 Bath/Shower Room + WC

 2 Reception Rooms

 2 Allocated Parking Spaces

 Private Garden

 EPC Band C

Council Tax
Band D
£2,302.65 2025/26



Local Authority
North Hertfordshire District
Council

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South Road, Baldock, SG7 6BY
Guide Price £415,000 Freehold

South Road, Baldock, SG7

An attractive modern townhouse offering well-proportioned accommodation arranged over three floors, ideally located within walking distance of the town centre and mainline station. The property also benefits from two allocated parking spaces located at the rear of the property.

-  Three-bedroom townhouse set over three floors
-  Fitted wardrobes to all bedrooms
-  Central location- walking distance to the town and mainline station
-  Two allocated parking spaces to the rear of the property
-  Well-presented throughout
-  Two bathrooms

Description

The ground floor comprises an entrance hall with a cloakroom, a stylish separate kitchen, and a generous living/dining room with double doors opening onto the rear garden.

On the first floor, there are two double bedrooms, both featuring fitted wardrobes, and a well-appointed family bathroom. Occupying the entire second floor is the principal bedroom, complete with a dressing area and a modern en-suite bathroom.

To the front, the house is elevated above the road and enjoys a peaceful position with a private pedestrian walkway, screened by established hedgerow. The rear garden includes a patio area, a lawn, and well-stocked borders with mature plants, shrubs, and trees. A pathway leads to the rear, where the property benefits from two allocated parking spaces in a residents' parking area.

This is a fantastic opportunity to acquire a stylish and low-maintenance home in a convenient and well-connected location.

Location

The property enjoys a central and convenient location at the southern end of Baldock High Street, approximately three-quarters of a mile from the mainline railway station.

Baldock sits on the London to Cambridge mainline, offering regular services throughout the day. We are advised that the fastest journey times are around 33 minutes to London St Pancras and 32 minutes to Cambridge, making this an excellent location for commuters.

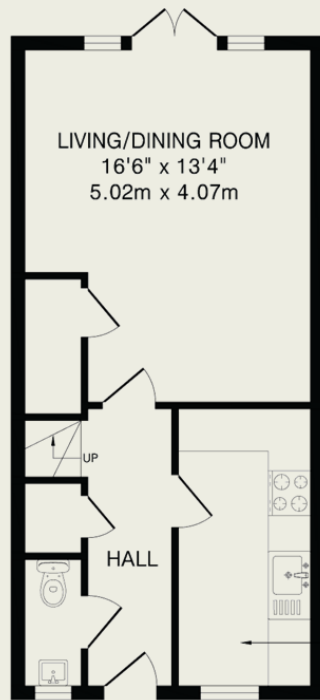




Important Information

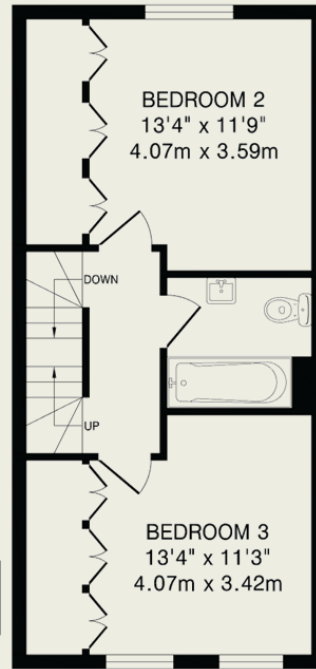
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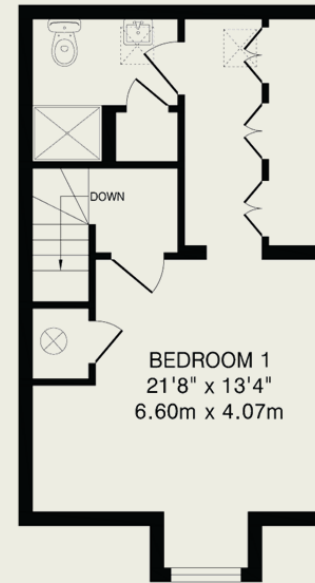
Ground Floor

397 sq.ft.(36.9 sq.m)approx.



First Floor

397 sq.ft.(36.9 sq.m)approx.



Second Floor

318 sq.ft.(29.5 sq.m)approx.

TOTAL FLOOR AREA: 1112 sq.ft.(103.3 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.