



28 South Road • Baldock • Hertfordshire • SG7 6BY

Guide Price £660,000

Charter Whyman

TOWN & VILLAGE HOMES





SUPERBLY EXTENDED & RE-MODELLED VERSATILE FAMILY ACCOMMODATION CONVENIENT CENTRAL LOCATION

THE PROPERTY

This attractive bay-fronted semi has been exceptionally well extended on the ground floor and is outstandingly well presented. The versatile accommodation on the ground floor is semi open-plan with sitting room, dining room, garden room and superb kitchen/breakfast room. To the rear of the kitchen, a group of rooms, a lobby or dressing room, a double bedroom or family room and a beautifully appointed shower room, can be used as a suite for a dependent relative or as part of the main accommodation.

The first floor provides three bedrooms, two doubles and a single, and another well fitted shower room.

The house benefits from uPVC double-glazed windows and central heating supplied by a gas fired boiler located in the loft.

THE OUTSIDE

The house stands in a plot measuring approximately 153' by 24'3" (46.7m x 7.4m) overall. The front garden is screened by hedges, laurel to the front, and mainly comprises a block-paved forecourt providing off-street parking. Double gates lead to an inner storage courtyard.

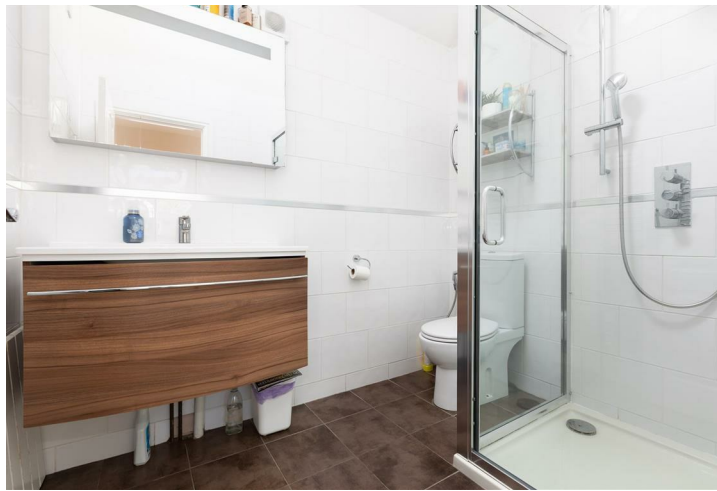
The south facing rear garden is some 65' (20m) in depth and laid to lawn with pave patio and ornamental shrubs and trees. Two timber garden sheds.

THE LOCATION

The house enjoys a very convenient central location in the heart of the town, just 200 yards from the High Street and within three-quarters of a mile of the mainline railway station. The north Hertfordshire market town of Baldock was founded by the Knights Templar in the 1140's and the town centre still boasts a wealth of fine period properties. Baldock is on the London to Cambridge mainline and regular services run throughout the day. The fastest journey to London King's Cross takes just 36 minutes and to Cambridge 26 minutes. The town stands just off the A505 with Junction 9 (southbound) and Junction 10 (northbound) on the A1(M) each being just 2 miles and 2.3 miles away by car respectively.

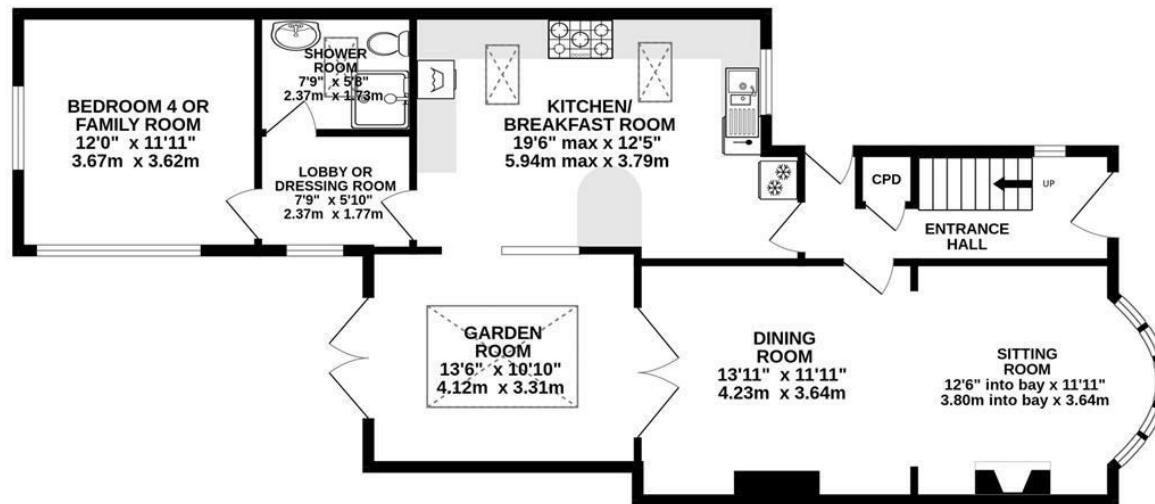
Baldock offers a wide range of amenities including shops, schools (notably the highly regarded Knights Templar Secondary School), pubs and restaurants. The range of facilities is greatly expanded by the adjoining towns of Letchworth Garden City and Hitchin.



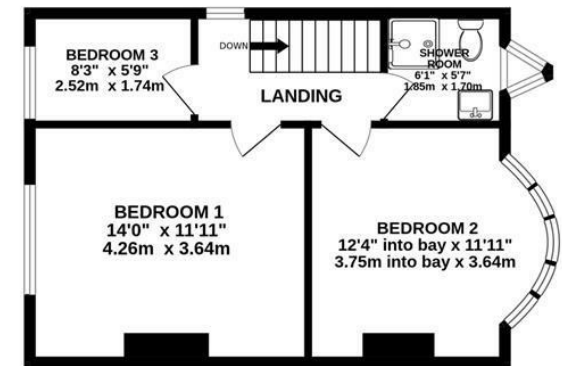




GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.

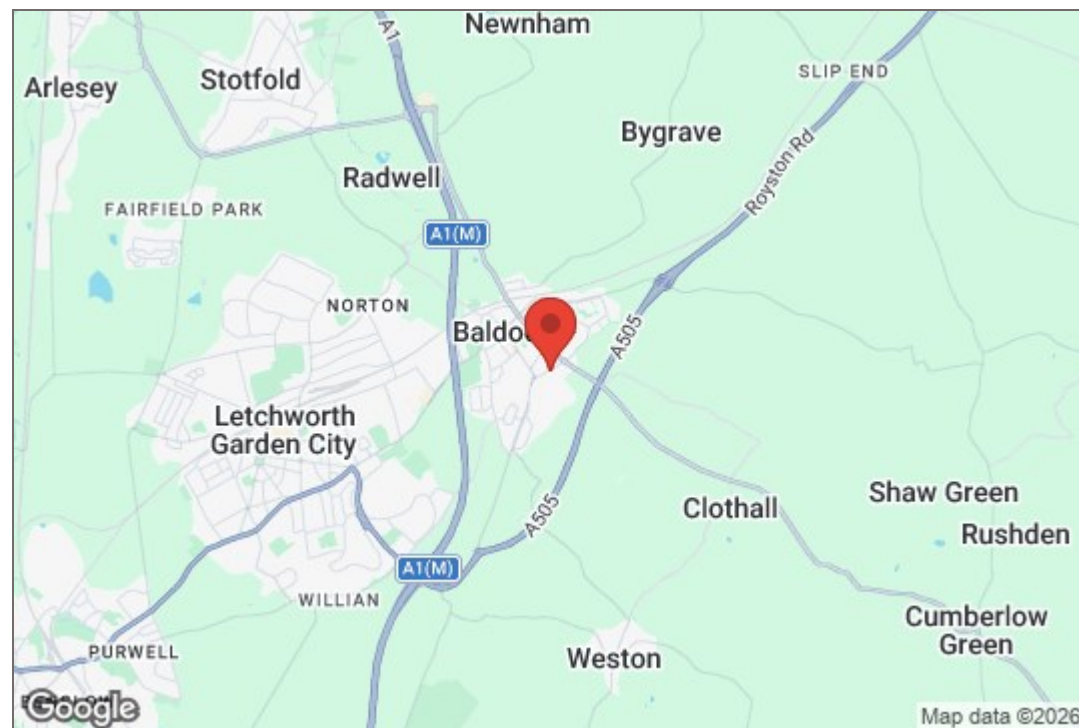


TOTAL FLOOR AREA : 1407 sq.ft. (130.7 sq.m.) approx.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. 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

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

Solid brick with insulated cavity extensions under tiled pitched roofs.

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

EPC RATING

Band - D

BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage.

LOCAL AUTHORITY

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

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Band - D

CONSERVATION AREA

The property is not located within a Conservation Area.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

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