





Property Description

Baldock is a historic market town in the local government district of North Hertfordshire in the ceremonial county of Hertfordshire. With easy access to the A1, A505 and A507, it lies 33 miles (53 km) north of London, 15 miles (24 km) southeast of Bedford, and 14 miles (23 km) north northwest of the county town of Hertford. Nearby towns include Letchworth and Hitchin to the southwest and Stevenage to the south.

London Kings Cross can be reached in 37 minutes by train from the station which is a 10 minute walk from the property. The high street is a short walk away with shops, cafes, restaurants, public houses.

Baldock has well-regarded infant, junior and secondary schools all within close walking proximity to the property.

Leisure:

- * The Ivel Springs Nature Reserve, a protected Special Site of Scientific Interest is a 15 minute walk away,
- * A 15 minute walk to Knights Templar Sports Centre,
- * North Herts Leisure Centre, Nuffield Health all within a short drive away.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Key Features:

- Allocated parking.
- Cul-de-sac location.
- Boiler only two and a half years old.
- Cloakroom and study room.
- Three double bedrooms.
- Extended.
- Walking distance to Baldock High Street and mainline train station.
- Popular and quiet location.

Internal

Entrance Hall

Fitted welcome mat, wood effect laminate flooring, spot lighting and radiator.

Cloakroom

Low level WC, wash hand basin, heated towel rail, double glazed window and laminate flooring.

Study Room

Double glazed window, laminate flooring, radiator and spot lights.

Lounge

Spacious lounge laminate flooring, double glazed windows, and French doors leading to the conservatory.

Dining Room

Laminate flooring, radiator, and newly fitted French doors leading to the rear garden.

Kitchen

Fully fitted kitchen with matching white wall/base units and green work surfaces over. There is a space for a fridge freezer, washing machine, oven, with extractor fan, dishwasher and dryer. Further benefits include a double glazed window and radiator.

Conservatory

Laminate flooring, double glazed windows, radiator, and access to the rear garden.

First Floor

Landing

Fitted carpet, and loft access. The loft is insulated.

Master Bedroom

Two double glazed windows, fitted carpet, fitted wardrobe and radiator.

Second Bedroom

Dual aspect double glazed windows, fitted carpet and radiator.

Bedroom Three

Double glazed window, fitted carpet and radiator.

Shower Room

Fully fitted bathroom suite with a shower cubicle, low level WC, wash hand basin, heated towel rail, tiled flooring, fully tiled walls and spot lights.

External

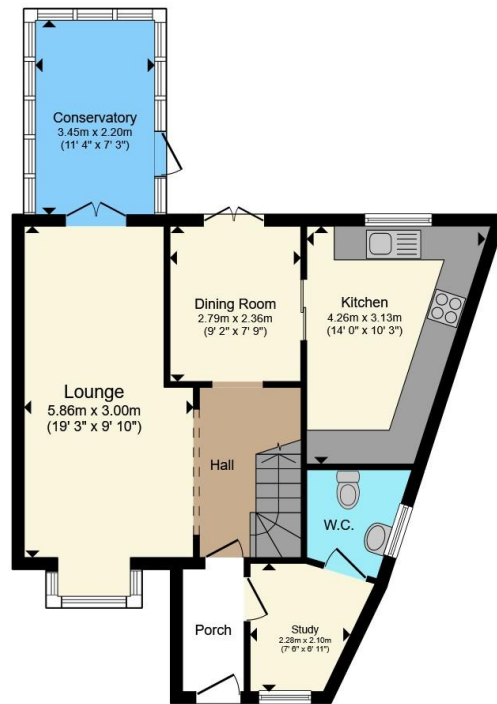
Front Garden / Parking

Mainly laid to lawn garden with pathway leading to the front of the property. The front has one allocated parking space and other unallocated parking available.

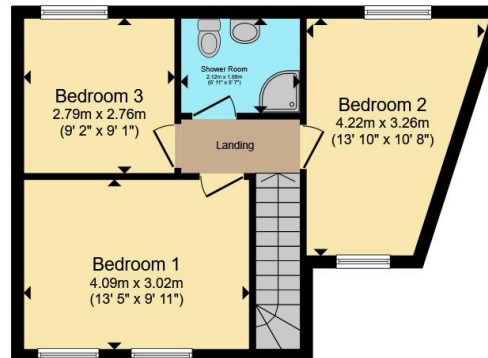
Rear Garden

Fully enclosed rear garden benefiting from a patio area, rear gated access, and two sheds.





Ground Floor



First Floor

Total floor area 96.1 m² (1,035 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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6 Station Parade
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EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/LCH309730

Tenure: Freehold



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