



3 Bacons Yard • Ashwell • Baldock • Hertfordshire • SG7 5NH

Guide Price £425,000

Charter Whyman

TOWN & VILLAGE HOMES



VILLAGE SETTING THREE BEDROOMS GARAGE AND PARKING

THE PROPERTY

Set within a sought-after village location, this appealing three-bedroom home enjoys a peaceful cul-de-sac position in the heart of the village. Offering well-proportioned accommodation arranged over two floors, the property combines practical family living with a welcoming and versatile layout, making it an ideal choice for a range of buyers seeking a well-positioned home.

On entering, the hallway provides access to a convenient cloakroom, with stairs rising to the first floor. The impressive open-plan living space brings together a comfortable lounge, dining area and fitted kitchen, creating a sociable heart to the home. The kitchen features a useful breakfast bar, while double doors open directly from the living area into the bright conservatory, extending the living space and providing easy access to the garage.

The first floor offers three bedrooms, complemented by a family bathroom. Outside, the enclosed rear garden measures approximately 29ft x 25ft and is accessed directly from the conservatory. Predominantly paved for ease of maintenance, the garden also benefits from a raised flower bed, providing scope for attractive planting and outdoor entertaining.

Completing the property is an adjoining garage, fitted with an up-and-over door and offering useful additional storage or parking potential. There is also parking available to the front of the garage. With its desirable village setting, quiet cul-de-sac position and versatile open-plan accommodation, this property is sure to appeal to buyers looking for a comfortable and conveniently located home.

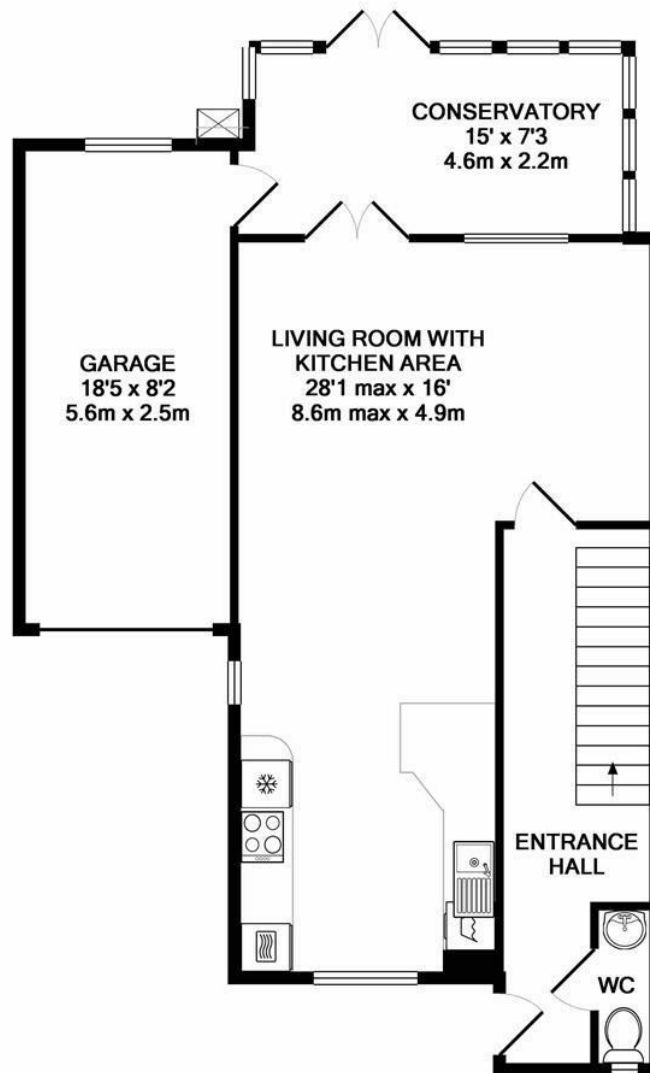
THE LOCATION

Bacon's Yard is set in the heart of Ashwell, a much sought-after large village in north Hertfordshire, close to its border with Cambridgeshire. The village boasts a wealth of fine period properties creating attractive street scenes centred on the historic parish church. The village also provides a good range of local shops, including butchers and bakers, primary school and three pubs.

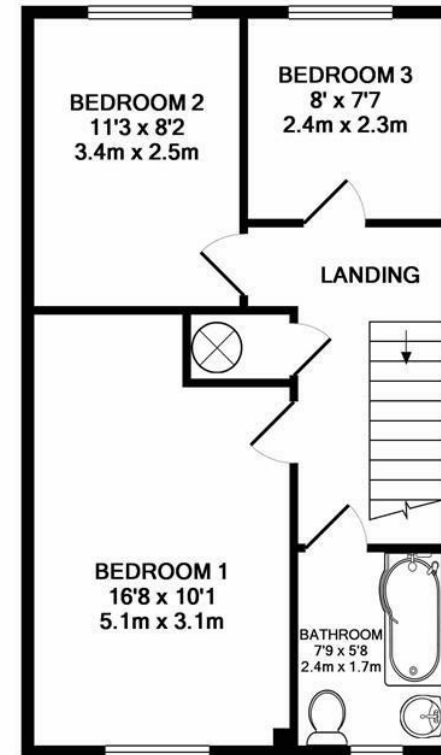
The nearest railway station is Ashwell & Morden, just 2.4 miles away, with alternatives available in Baldock (4.7 miles), Letchworth Garden City (6.7 miles), Royston (8.4 miles) and Hitchin (9.6 miles). All provide regular services to London Kings Cross and Cambridge. These nearby towns also provide a wide range of facilities. Cambridge is less than 19 miles away.

The east-west A505 runs nearby providing a link to the A1(M) and M11.





GROUND FLOOR
APPROX. FLOOR
AREA 725 SQ.FT.
(67.4 SQ.M.)



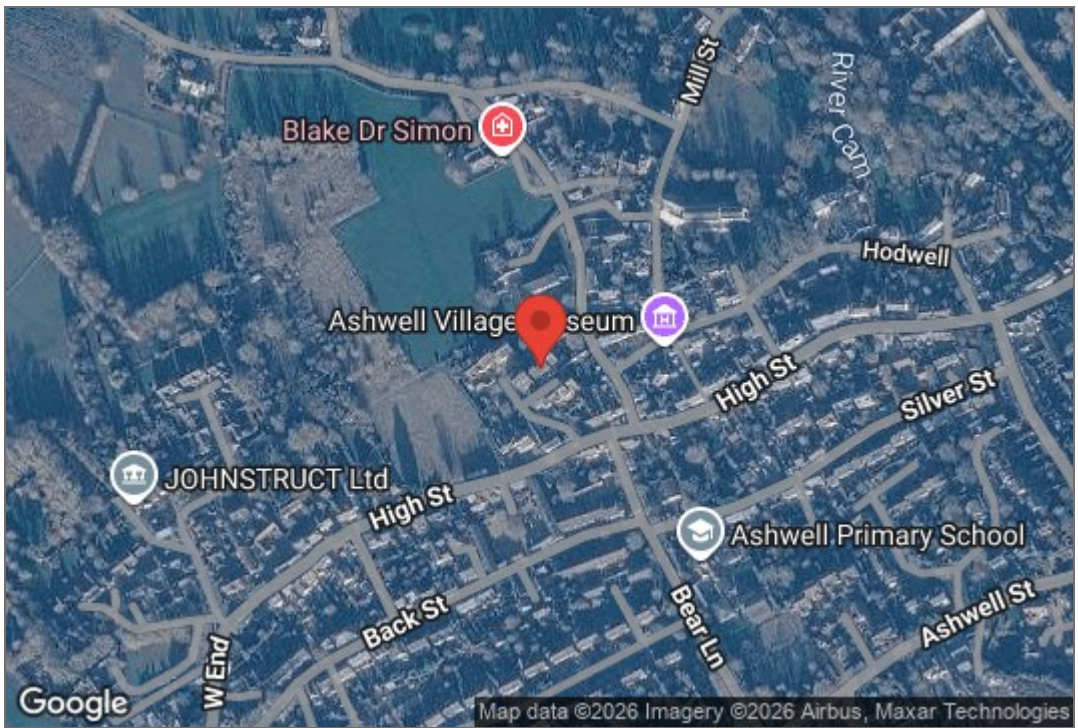
1ST FLOOR
APPROX. FLOOR
AREA 449 SQ.FT.
(41.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1174 SQ.FT. (109.1 SQ.M.)
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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.

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.

SERVICES

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

EPC RATING

Band - E

BROADBAND SPEED

A choice of provider claiming up to 80 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G.

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 - E

CONSERVATION AREA

The property is not located within the conservation area

CONSTRUCTION

Brick under a tiled roof

AGENTS NOTE: The property is currently tenanted and the photos shown were taken prior to the tenancy commencing. Photos will be updated soon.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

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www.charterwhyman.co.uk