



6 Church Street, Baldock, Hertfordshire, SG7 5AE



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Guide Price £325,000

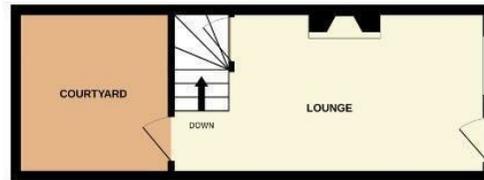
A two bedroom character town house located close to Baldock High Street and views across St Marys Church - Converted basement, exposed beams, sash style windows, walking distance to mainline train station and Tesco Extra, offered chain free

- Grade II Listed - Dating back to late 18th Century
- Council Tax Band C
- EPC D
- Chain Free
- Fantastic Location, close to the historic High Street
- Character features

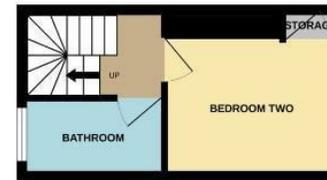
BASEMENT  
187 sq.ft. (17.4 sq.m.) approx.



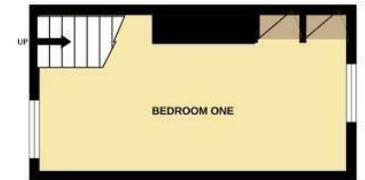
1ST FLOOR  
248 sq.ft. (23.1 sq.m.) approx.



2ND FLOOR  
161 sq.ft. (15.0 sq.m.) approx.



3RD FLOOR  
161 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Ground Floor

### Lounge

Solid wood front door leads into property. Oak flooring. Radiator. Exposed beams. Brick fire place area. Stairs rise to first floor. Door to courtyard. Single glazed sash window to front aspect.

### Basement

### Kitchen

8'5" x 15'4"

Fitted kitchen comprising block edge work surface with double butler sink unit, integrated gas hob, washing machine, dishwasher, oven and grill. Space for fridge freezer. Tiled throughout. Exposed beams. Radiator. Spotlights. Extractor fan. Alcove larder space.

### First Floor

Stairs rise to second floor.

### Bedroom Two

9'8" x 9'6"

Single glazed sash windows. Radiator. Enclosed combi boiler.

### Bathroom

6'1" x 6'7"

Frosted glazed window to rear aspect. Low level w/c. Panelled bath with screen and shower over. Wash hand basin. Tiled throughout. Heated towel rail.

## Second Floor

### Bedroom One

11'3" x 15'7"

Dual aspect windows to front and rear aspects. radiator. Storage cupboard.

## Outside

### Courtyard

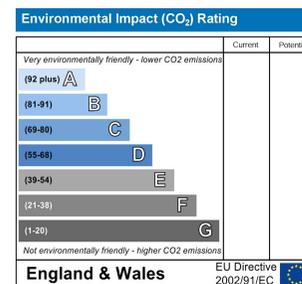
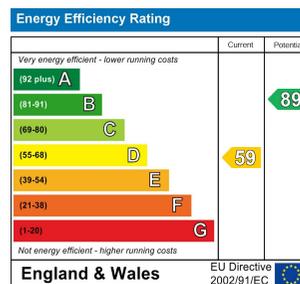
Seating area. All low maintenance with perimeter brick wall.

### Parking

Residents parking permits provided by North Herts Council.

## Agents note

The property is currently in a fixed term tenancy contract until 5th April 2026. The photos taken are pre-tenancy.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.





