

 3 Bedrooms

 3 Bathrooms

 1 Reception

 EPC Band C

Freehold

Council Tax Band:  
D £2,302.65 (2025/26)

Local Authority:  
North Hertfordshire District Council



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Clothall Corner, Baldock, SG7 6FN  
**Guide price of £385,000**



Stylish townhouse over three floors, ideal location near town centre & station. Benefits from 2 rear allocated parking spaces for added convenience.

### Description

The ground floor includes an entrance hall with a cloakroom, a separate kitchen, and a spacious living/dining room with double doors to the rear garden. On the first floor are two double bedrooms, one with fitted wardrobes, and a well-appointed family bathroom. The entire second floor is dedicated to the principal bedroom with fitted wardrobes and an en-suite bathroom. Outside, the front features a paved pathway with shrubs and trees. The rear garden is decked with planted borders, a wooden shed, and a gate to two allocated parking spaces with EV charging facilities. A fantastic opportunity to acquire a well-presented family home in a convenient and well-connected location. North Hertfordshire District Council Band D £2,302.65 (2025/26).

### Location

Centrally located at Baldock High Street's southern end, the property is 0.75 miles from the railway station. Enjoy quick commutes to London (33 mins) and Cambridge (32 mins). Close to A505 and A1(M) for easy motorway access. Ideal for commuters.



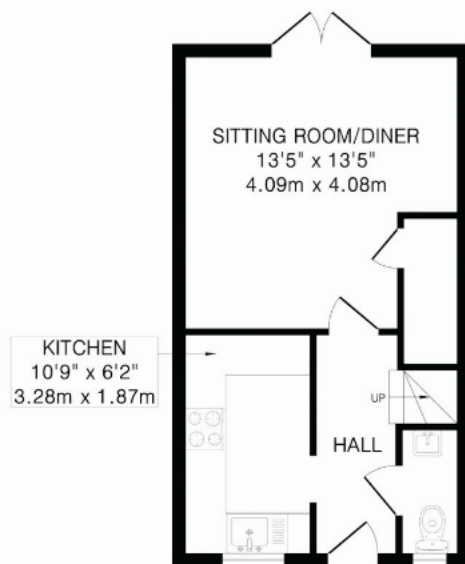
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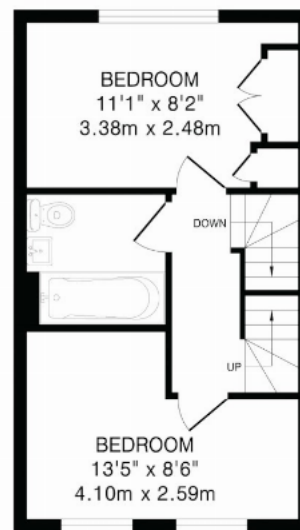




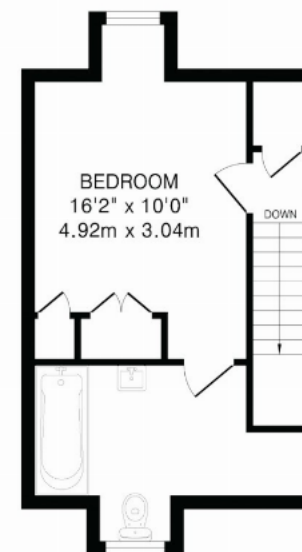




Ground Floor  
328 sq.ft.(30.4 sq.m)approx.



First Floor  
328 sq.ft.(30.4 sq.m)approx.



Second Floor  
290 sq.ft.(26.9 sq.m)approx.

TOTAL FLOOR AREA: 946 sq.ft.(87.7 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.

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