



54, Mercia Road

Baldock,  
Hertfordshire, SG7 6RZ  
Freehold £400,000

country  
properties



A very well presented 3 bedroom semi detached home located in cul-de-sac location on popular residential development. Located on Mercia Road on the Clothall Common development in Baldock this very well looked after home offers a spacious lounge/diner and kitchen on the ground floor with 3 good size bedrooms and family bathroom on the first. Externally and to the rear is an attractive, easterly facing rear garden measuring approx. 30ft x 19ft and to the front is a 1/2 car drive way leading to the attached single garage. A fantastic property that would make an ideal home for a young family or downsizers alike!

- 3 good size bedrooms
- Attractive Easterly facing rear garden
- Very well presented throughout
- Garage and driveway parking
- Council tax band D
- EPC rating C

## Accommodation

### Entrance Porch

Radiator, door to:

### Lounge/Diner

23' 9" max x 11' 8" max (7.24m x 3.56m)  
Two windows to the front aspect, two radiators, stairs rising to the first floor, under stairs storage cupboard, French doors onto the rear garden, door to:

### Kitchen

12' 11" x 7' 10" (3.94m x 2.39m)  
Window to the rear aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, integral Neff induction hob with extractor fan over, double oven/grill, dishwasher, washing machine, space for a fridge/freezer, external door to rear garden.

### First Floor

#### Landing

Loft hatch, storage/airing cupboard, above stairs storage cupboard, doors to:

#### Bedroom One

12' 8" max x 8' 9" max (3.86m x 2.67m)  
Two windows to the front aspect, radiator, recess for floor to ceiling wardrobes.

#### Bedroom Two

10' 8" x 8' 8" (3.25m x 2.64m)  
Window to the rear aspect, radiator.





## Bedroom Three

7' 9" x 5' 8" (2.36m x 1.73m)

Window to the rear aspect, radiator.

## Family Bathroom

Window to the front aspect, heated towel rail, WC, wash hand basin, bath with shower over and screen.

## External

### Front

1 - 2 car driveway leading to single garage at the side.

### Garage

16' 8" x 8' 2" (5.08m x 2.49m)

Light, power, up and over door to front, pedestrian door to rear, eaves storage.

### Rear

Patio area leading to easterly facing rear garden which is laid to lawn approx. 30ft x 19ft, pedestrian door garage.





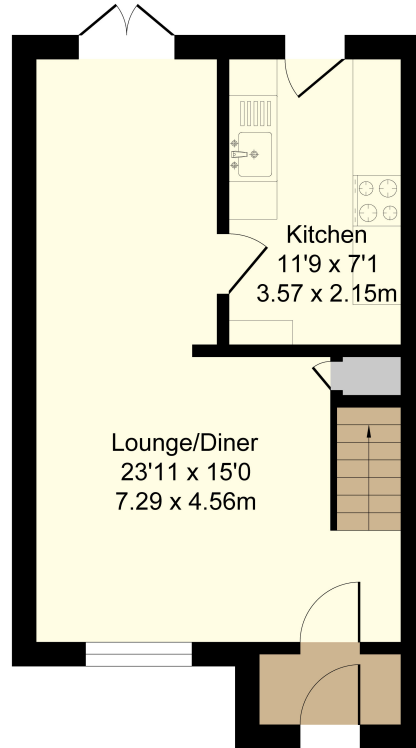




# 54 Mercia Road, Baldock

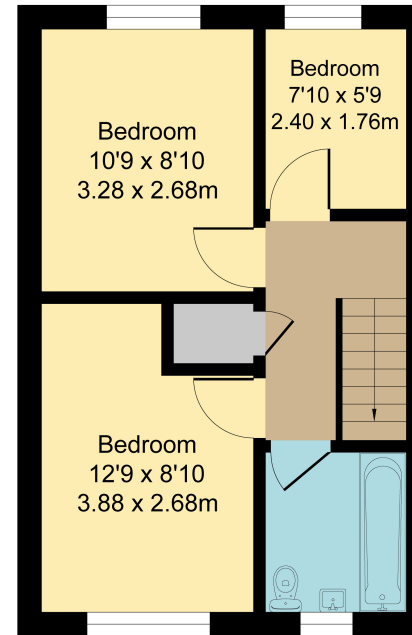
## Ground Floor

Area: 34.7 m<sup>2</sup> ... 374 ft<sup>2</sup>



## First Floor

Area: 33.1 m<sup>2</sup> ... 356 ft<sup>2</sup>



Total Area: 67.8 m<sup>2</sup> ... 730 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			89
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

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