



Yale

19

# Mercia Road

Baldock,  
Hertfordshire, SG7 6RZ  
Freehold £375,000

country  
properties



A very well presented, light and spacious 3 bedroom mid terrace home in popular residential location with off road parking and garage! This excellent home located in Mercia Road on the ever popular Clothall Common development in Baldock would suit first/second time buyers, investors or downsizers alike! The home is very well maintained throughout with an open plan lounge /diner & kitchen on the ground floor and 3 comfortable size bedrooms with family bathroom on the first. Externally there is an attractive Westerly facing rear garden laid to lawn and single garage with driveway for 2 cars at the front. An excellent home within walking distance to local schools, amenities and transport links that must be viewed in person to be fully appreciated!

- Well presented 3 bedroom family home
- Attractive rear garden
- Garage and driveway for 2 cars
- Popular residential location in easy reach to local amenities
- Council Tax Band C / EPC rating C

## Accommodation

### Entrance Hall

Coat/shoe storage, plumbing and space for washing machine and tumble dryer. Door to:

### Lounge/Diner

23' 9" (max) x 14' 10" (max) (7.24m x 4.52m) – Window to front aspect, stairs to first floor, radiator x 2, sliding door to rear garden. Door to:

### Kitchen

11' 8" x 7' 1" (3.56m x 2.16m) – Window to rear aspect, radiator, range of wall mounted and base line units with work surface over & inset sink with drainer, integral double oven/grill, gas hob, space for fridge freezer, dishwasher. External door to rear garden.

### First Floor

### Landing

Loft hatch, airing cupboard housing combi boiler. Doors to:

### Bedroom One

10' 6" x 8' 7" (3.20m x 2.62m) – Window to rear aspect, radiator, built in wardrobes.

### Bedroom Two

9' 8" x 8' 8" (2.95m x 2.64m) – Window to front aspect, radiator, built in storage units & shelving.





## Bedroom Three

7' 8" x 5' 9" (2.34m x 1.75m) -  
Window to rear aspect, radiator.

## Bathroom

Window to front aspect, heated  
towel radiator, WC, wash hand  
basin, bath with shower  
attachment over.

## External

### Rear

Westerly facing rear garden with  
patio seating area leading to lawn  
with timber storage shed at rear.

### Front

Fenced front garden laid to  
shingle with external porch store.  
Single semi detached garage and  
drive way for 1-2 cars.





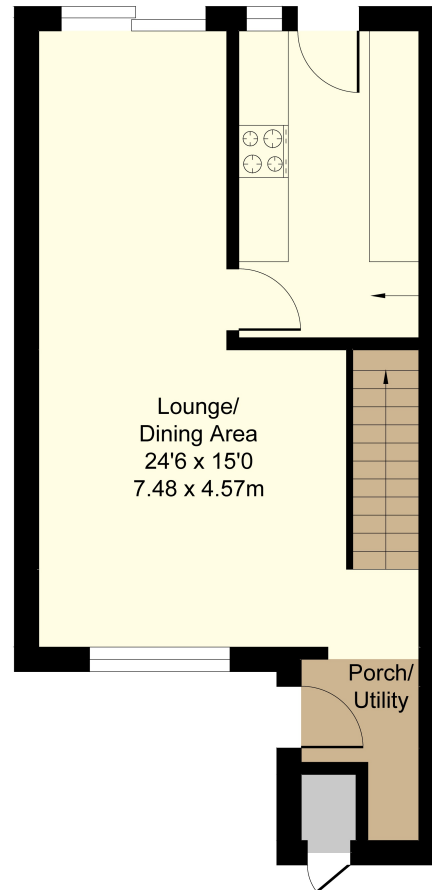




# 19 Mercia Road, Baldock

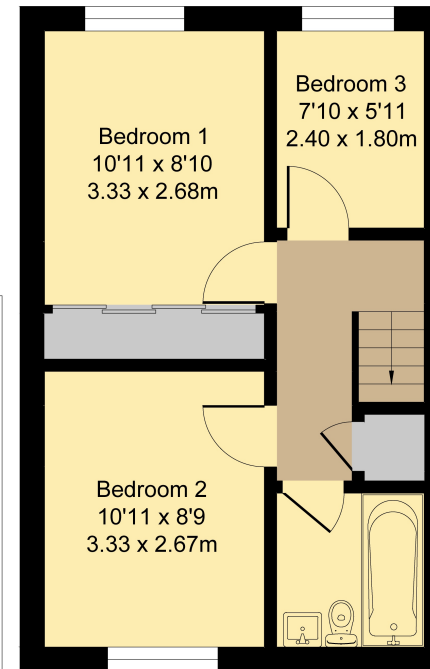
## Ground Floor

Area: 37.6 m<sup>2</sup> ... 405 ft<sup>2</sup>



## First Floor

Area: 34.4 m<sup>2</sup> ... 370 ft<sup>2</sup>



Kitchen  
12'3 x 7'2  
3.73 x 2.18m

Total Area: 72.00 m<sup>2</sup> ... 775 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 66                      | 75        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| 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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