



Mercia Road, Baldock, Hertfordshire. SG7 6RZ





3 Bedroom Semi-Detached House £400,000 Freehold

A well presented three bedroom semi detached property situated on the popular Clothall development. Offered to the market on a chain free basis, the property benefits from a sitting room, dining room and kitchen on the ground floor and three bedrooms and a family bathroom on the first floor. Outside is a paved rear garden with a decking area and a garden room. To the front is off street parking for two cars and a garage.

- Three bedrooms
- Two reception rooms
- Solar panels
- Well presented
- Garage
- Garden room
- Chain free
- EPC rating B. Council tax band C

Ground Floor

Entrance:

Via double glazed front door.

Hall:

Abt. 4' 4" x 4' 6" (1.32m x 1.37m) Door to lounge.

Lounge:

Abt. 11' 5" x 11' 3" (3.48m x 3.43m) Double glazed window to front aspect. Hard wood flooring. Opens to:

Dining Room:

Abt. 12' 8" x 7' 4" (3.86m x 2.24m) Double glazed window to rear aspect. Hard wood flooring. Door to kitchen.

Kitchen:

Abt. 12' 8" x 7' 1" (3.86m x 2.16m) Range of wall and base units. Sink and drainer unit. Oven, hob and extractor fan. Plumbing for washing machine. Double glazed window and door to garden. Lino flooring. Plumbing for dishwasher.

First Floor

Landing:

Fitted carpet. Doors to:

Bedroom One:

Abt. 11' 4" x 8' 6" (3.45m x 2.59m) Double glazed window to front aspect. Fitted carpet. Fitted wardrobes.

Bedroom Two:

Abt. 10' 6" x 8' 8" (3.20m x 2.64m) Double glazed window to rear aspect. Fitted carpet.

Bedroom Three:

Abt. 7' 8" x 5' 8" (2.34m x 1.73m) Double glazed window to rear aspect. Fitted carpet.

Bathroom:

Suite comprising panelled bath, low level wc and hand wash basin. Double glazed frosted window to front aspect. Lino flooring.

Outside

Front Garden:

To the front is a single garage and off street parking for two cars.

Rear Garden:

Paved rear garden with flower borders, decked patio area and garden room.

Agents Note:

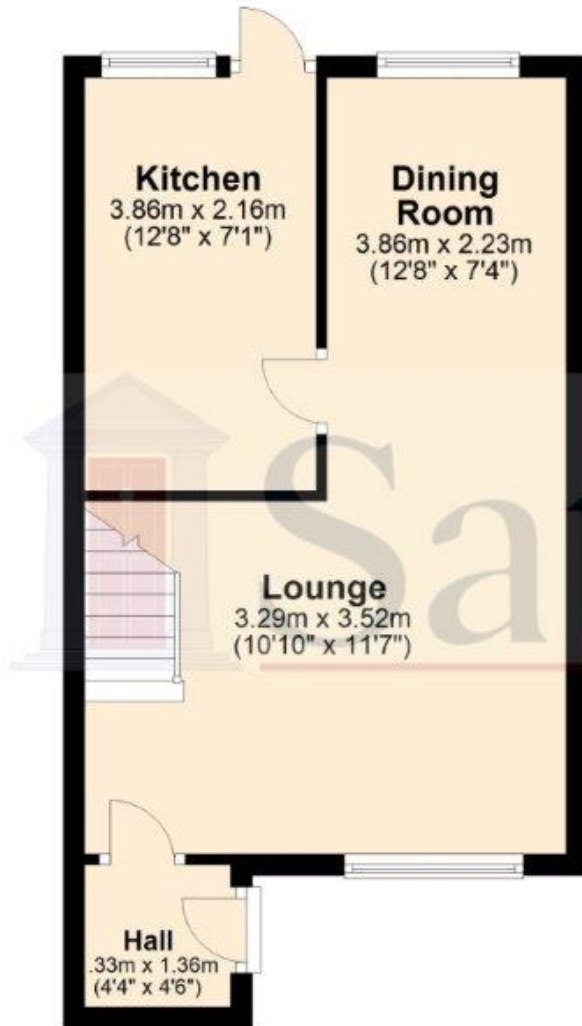
Draft particulars yet to be approved by the vendor and may be subject to change.



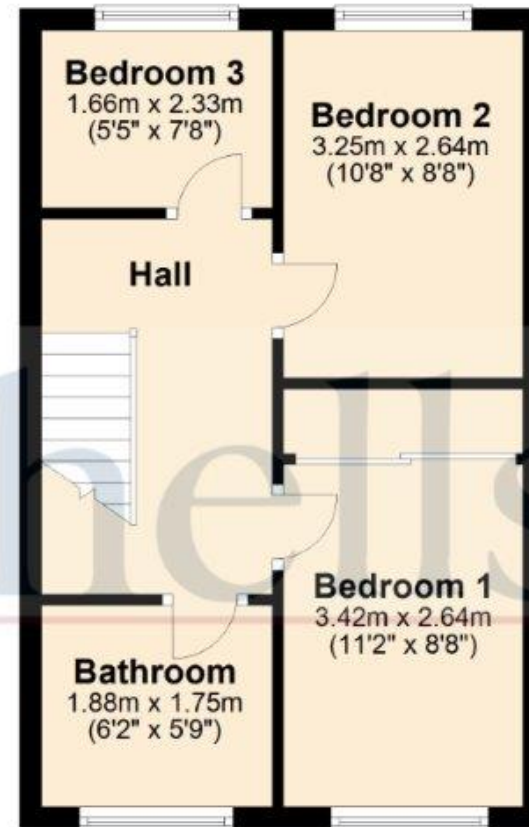


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.