



41, Mercia Road

Baldock,

Hertfordshire, SG7 6RZ

Freehold Guide Price £325,000

country  
properties

A well maintained 2 bedroom mid terrace bungalow in a popular residential location in need of some light cosmetic modernisation. This fantastic property located in Mercia Road, Baldock on the ever popular Clothall Common development offers 2 double bedrooms, a recently re-fitted shower room, a large lounge/diner leading to the well presented kitchen and a low maintenance front & rear garden with driveway and single garage. A fantastic home that would suit downsizers, first time buyers or investors alike!

- Chain free bungalow
- 2 Double bedrooms
- Recently re-fitted shower room & perfectly serviceable kitchen
- Low maintenance front & rear garden
- Driveway parking and garage
- Cosmetic modernisation required in areas
- EPC rating D
- Council Tax band C

## Accommodation

### Entrance Hallway

Radiator, storage cupboard, further storage cupboard housing boiler, doors to:

### Shower Room

5' 4" x 6' 4" (1.63m x 1.93m)  
Window to the front aspect, heated towel rail, WC, wash hand basin, shower cubicle.

### Bedroom One

10' 3" x 10' 2" (3.12m x 3.10m)  
Window to the rear aspect, radiator, built in wardrobes.

### Bedroom Two

9' 1" x 7' 8" (2.77m x 2.34m)  
Window to the front aspect, radiator.

### Lounge/Diner

16' 7" x 11' 7" (5.05m x 3.53m)  
Window to the rear aspect, radiator, door to lean to conservatory, door to:

### Kitchen

8' 4" x 6' 5" (2.54m x 1.96m)  
Window to the front aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven/grill, gas hob with extractor over. Space for washing machine, dishwasher and fridge/freezer.



## Lean to Conservatory

9' 0" x 5' 9" (2.74m x 1.75m)

Radiator, door to rear garden.

## External

### Rear

Low maintenance rear garden laid to shingle and patio with raised beds, timber shed, gated access to front at side, pedestrian door to garage.

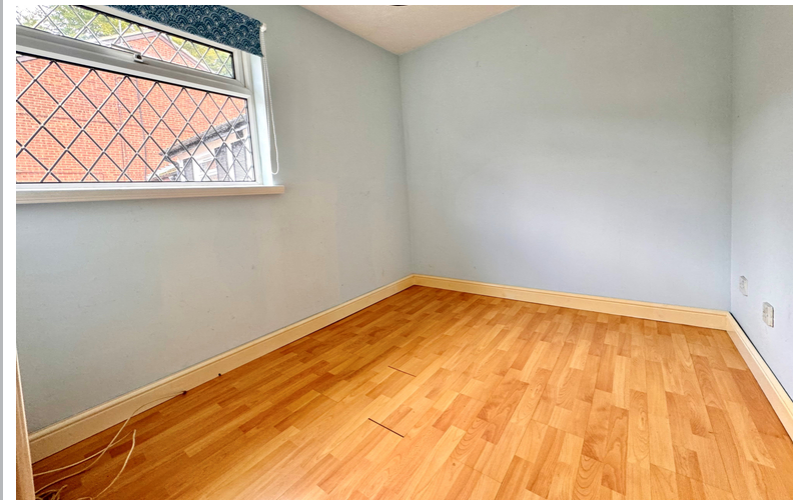
### Front

Front garden laid to shingle, driveway at side leading to single garage, gated access at side to rear.

## Garage

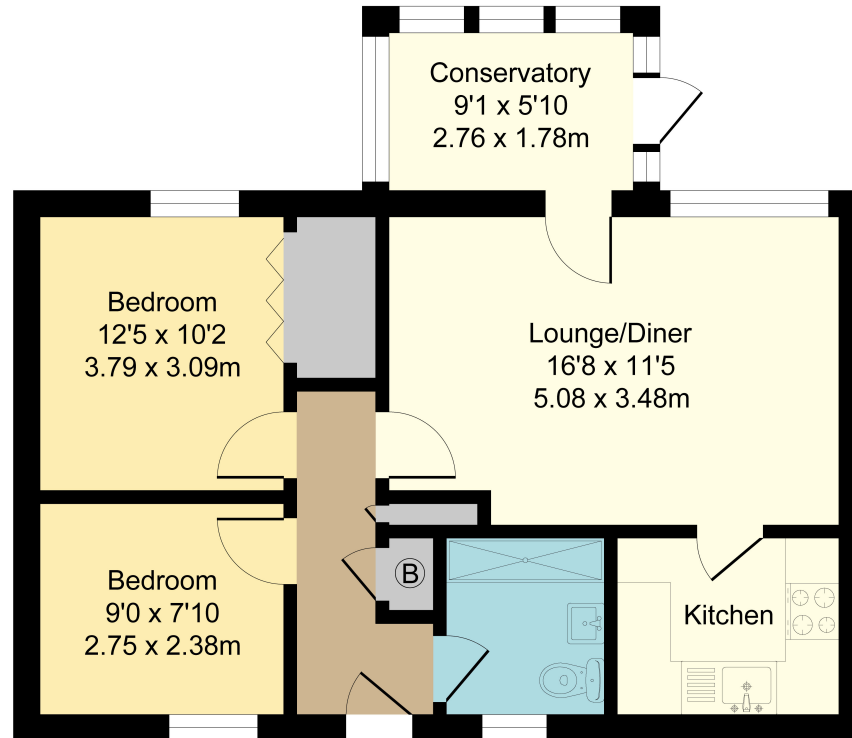
16' 2" x 8' 3" (4.93m x 2.51m)

Light, power, electric door.



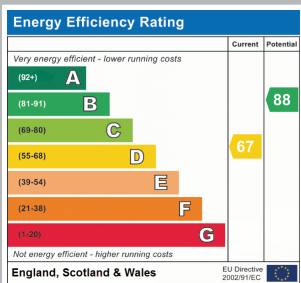


# 41 Mercia Road, Baldock



Total Area: 55.0 m<sup>2</sup> ... 593 ft<sup>2</sup>

All Measurements are approximate and for display purposes only



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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: [baldock@country-properties.co.uk](mailto:baldock@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties