



31, Mercia Road

Baldock,  
Herts, SG7 6RZ

Freehold - Guide Price £350,000

country  
properties



A chain free, light and spacious 2 bedroom semi-detached bungalow which would benefit from light cosmetic updating, with garage, driveway and excellent size rear garden! Located on the ever popular Clothall Common development this fantastic home offers 2 good size bedrooms, 2 reception rooms, a shower room and fitted kitchen internally and an unusually large approx. 35ft x 100ft rear garden providing scope for further extensions of the property STPP, alongside a single garage with driveway externally.

- Chain Free
- 2 Good size bedrooms
- Some light cosmetic updating required
- Off road parking and garage
- Fantastic rear garden
- Scope for extension STPP
- Council Tax band C
- EPC rating C

## Accommodation

### Entrance Hallway

Radiator, loft hatch, storage cupboard with plumbing for a washing machine, doors to:

### Shower Room

Window to the front aspect, radiator, WC, wash hand basin, double shower cubicle.

### Bedroom One

12' 4" x 10' 2" (3.76m x 3.10m)

Window to the rear aspect, radiator.

### Bedroom Two

9' 2" x 7' 8" (2.79m x 2.34m)

Window to the side aspect, radiator.

### Lounge

16' 7" x 11' 5" (5.05m x 3.48m)

Window to the side aspect. radiator, sliding door to conservatory, arched opening to:

### Kitchen

6' 5" x 8' 4" (1.96m x 2.54m)

Window to the front aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, space for a dishwasher, cooker with extractor hood over, fridge/freezer.

### Conservatory

13' 0" x 8' 5" (3.96m x 2.57m)

Radiator, sliding door to rear garden.





## External

### Rear

Rear garden predominantly laid to lawn measuring approx. 33ft x 100ft with decked seating area, patio area to side, timber shed x 2, gated access to front and side driveway, rear pedestrian door to garage.

### Front

Frontage laid to shingle and lawn, gated access to rear, driveway to side leading to single garage.

### Garage

16' 5" x 8' 5" (5.00m x 2.57m)  
Light, power, up and over door.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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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