



Mercia Road, Baldock Offers in Excess of £280,000

Single-level living – everything happens on one floor, making daily life easier without stairs to worry about | No onward chain – once you're ready, there's nothing slowing the move down | Flexible living space – a lounge with room for sofas, dining and a comfortable spot by the window | Bedrooms overlooking the garden – both face greenery rather than the road, helping keep sleeping spaces quieter | Bathroom that works today – perfectly usable now, with clear scope for a simple refresh in the future | Private garden space – lawn and patio give you somewhere to sit outside without signing up to heavy upkeep | Garage and driveway – space for the car, bikes or storage, plus off-road parking for everyday convenience | Manageable footprint – around 675 sq ft arranged simply so the home feels comfortable without being expensive to run | Part of Clothall Common – a well-established area of Baldock with green space and a strong local community | Easy connections – direct trains to London and Cambridge, with the A1(M) just minutes away by car |



For many buyers considering a bungalow, the appeal is straightforward. Everything happens on one level, the space is easier to manage, and day-to-day living simply becomes simpler. This one on Mercia Road offers exactly that, with the added advantage of being available with no onward chain.

The living room gives you flexibility in how the space works day to day. A sofa and television area at one end, a dining table or reading spot by the window at the other - it's the kind of room that adapts easily to how you like to live rather than forcing everything into one corner.

Next door, the kitchen works perfectly well as it is today. Practical, functional and easy to use, while also offering an obvious opportunity for someone who enjoys putting their own stamp on things. A refreshed kitchen here would immediately lift the feel of the whole property without needing a major project.

Both bedrooms are positioned to the rear, looking out towards the garden rather than the street. That outlook brings a calmer feel to the sleeping spaces and means visiting family, overnight guests or hobbies don't have to compete with the main living area.

The bathroom is tidy and fully functional as it stands today. As with the kitchen, it's the sort of space where a straightforward update would quickly modernise the home without needing structural changes or complicated work.



Level and private, the garden is very manageable. A lawn and patio already provide somewhere to sit out on warmer days, with established planting softening the boundaries. There's room for raised beds, a shed or simply somewhere to enjoy a bit of fresh air without committing yourself to constant upkeep.

Own a car? Parking and storage are equally practical. A proper garage offers space for a car, bikes or a workbench depending on how you choose to use it, while the driveway provides off-road parking and there is typically space for visitors nearby. The front entrance is approached by a short set of steps, while a path runs along the side of the bungalow to reach the garden.

Everything here sits within a manageable footprint, without wasted corridors or rooms that rarely get used.

Around 675 sq ft of single-level space keeps day-to-day living straightforward. Running costs stay sensible, upkeep doesn't become a chore, and any updates can be approached at your own pace.

Baldock itself continues to appeal to buyers who want the convenience of good transport links without losing the feel of a smaller town. The historic high street is within easy reach for independent cafés, pubs and everyday shops, alongside a larger supermarket when a full shop is needed. Community events, green spaces and countryside walks around the edges of town all contribute to a place that still feels lived-in rather than overdeveloped.

For those travelling further afield, Baldock station provides direct trains into London King's Cross and Cambridge, while the nearby A1(M) at Junction 9 makes north-south travel straightforward by car. Homes like this tend to suit buyers who want the comfort of single-level living without moving into apartment accommodation. Downsizers who still want a garden and garage. Couples who prefer a manageable home they can improve gradually. Or anyone looking for a straightforward property where smart updates can make a real difference.

If that sounds like the kind of move you've been thinking about, it's one that's worth coming to see.



| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

| GROUND FLOOR

Living Room: Approx 19' 7" x 9' 10" (5.96m x 2.99m)

Kitchen: Approx 8' 6" x 8' 1" (2.58m x 2.47m)

Bedroom One: Approx 11' 5" x 9' 9" (3.47m x 2.98m)

Bedroom Two: Approx 10' 1" x 8' 2" (3.08m x 2.49m)

Bathroom: Approx 6' 6" x 5' 10" (1.98m x 1.78m)

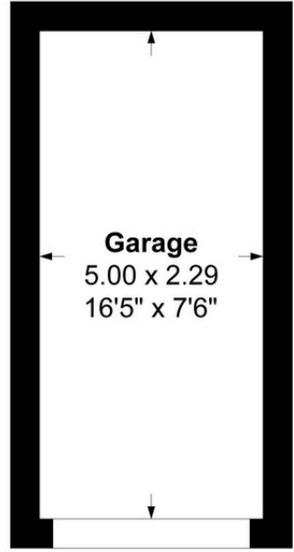
| OUTSIDE

Garage: Approx 16' 5" x 7' 6" (5.00m x 2.29m)

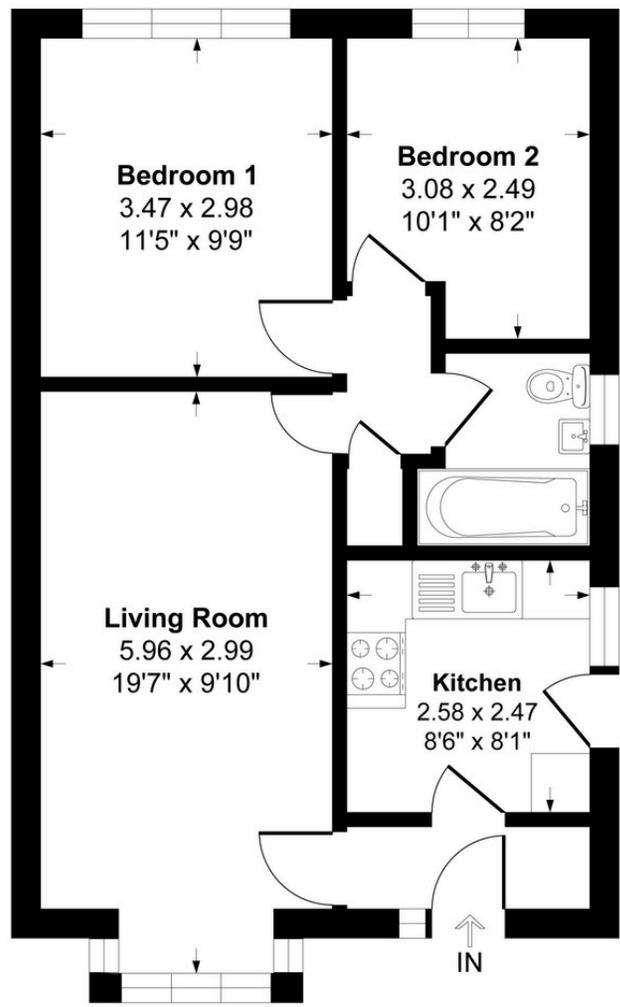
Off road parking

Enclosed rear garden with gated access to the front

Garage
Approx. 11.4 sq. metres (123.2 sq. feet)



Ground Floor
Approx. 51.2 sq. metres (551.8 sq. feet)



Total area: approx. 62.7 sq. metres (675.1 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC