



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

Single-level living – everything on one floor for ease and comfort | No onward chain – set the pace from offer to move-in | Flexible lounge – room for sofas, dining, and a quiet corner | Garden views – both bedrooms look onto greenery, not the street | Bathroom ready now – easy upgrade lifts the whole home in one go | Private garden – big enough to enjoy, small enough to manage | Garage and drive – car, bikes, or workbench plus visitor parking sorted | Future potential – scope to extend or convert if you ever want more | Friendly community – Clothall Common brings neighbours, green space, and events together | Easy connections – fast trains and A1(M) minutes away for stress-free travel |



Single-Level. Low-Stress. Ready To Shape. If you're moving on from stairs or trading a big place for something easier to run, this two bedroom bungalow keeps life simple. No onward chain means you set the pace from offer to move-in.

The through living room gives you options — TV end, dining end, reading chair by the window. The separate kitchen does the job now and is a neat weekend upgrade when you're ready.

Two comfortable bedrooms sit away from the street with a green outlook to the garden, so guest stays or quiet hobbies don't hijack the lounge.

The bathroom is clean and usable; a straightforward refit here would lift the whole home in one go.

The garden is level and private with lawn, patio and established planting. There's room for a shed and raised beds without signing up to full-time gardening.

A proper garage takes the car, bikes or a workbench, and you've got driveway parking too, with easy on-road space for visitors. Access to the front door is via steps, with a side path to the garden.

Plenty of neighbours on Mercia Road and across Clothall Common have added space over time — rear extensions and loft rooms are common locally (subject to the usual consents) — so there's a clear route to grow the footprint if you ever want to. For now, the 675 sq ft size keeps bills sensible and the to-do list achievable.



Why Baldock works

Baldock blends small-town ease with great connections. The traditional high street has independents for coffee, pubs and everyday bits, plus a big supermarket when you need a full shop. There's a real community feel — regular events, green spaces and country walks from the edge of town. Trains run direct to London King's Cross and Cambridge, and the A1(M) at Junction 9 is a few minutes by car for simple north-south travel.

Who it suits

Downsizers who want comfort on one level and a garden that's enjoyable rather than demanding. Movers who prefer their own front door and a garage over flat living. Anyone after a manageable project where smart updates add quick value without swallowing your year or your budget. If that sounds like you, this is the one to come and 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)

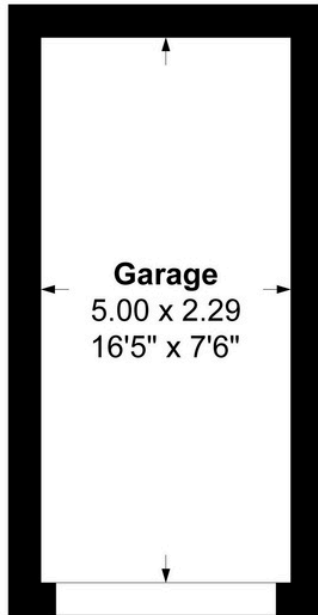
Off road parking

Enclosed rear garden with gated access to the front



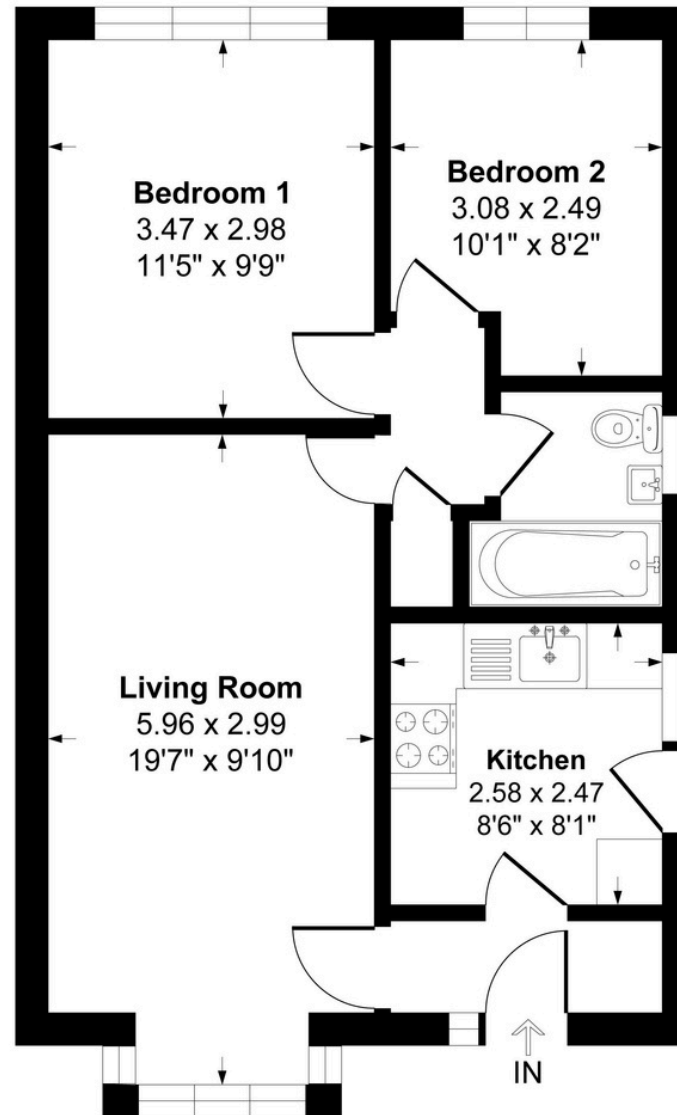
Garage

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

Leysbrook Team

01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited

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Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



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	