



Mercia Road, Baldock Offers in Excess of £350,000

Modern style mid-terrace home, just a mile from town for convenient access to shops, cafes, and local amenities | Stamp Duty-free for first-time buyers, making it an affordable option for starting your homeowner journey | Spacious ground floor living area, ready for you to personalise with your own style | Bright, modern kitchen with direct access to the rear garden for easy indoor-outdoor living | Two double bedrooms and a single with built in wardrobes in the main, offering ample storage space | Modern bathroom suite with shower over the bath - great for quick shower in the morning and long soak at night | Allocated parking and garage, offering convenience and additional storage options | Low-maintenance garden with decking and a summer house, ideal for outdoor relaxation and storage | Do you commute? Just a mile (16 mins walk) to Baldock mainline station. Less than 40 mins to London - stay on same line for Gatwick and Brighton! | Do you commute? Just a mile (16 mins walk) to Baldock mainline station. Less than 40 mins to London - stay on same line for Gatwick and Brighton!



A modern three-bedroom mid-terrace house just a mile from the town centre for under £400k? It's hard to believe, but it's true. Picture yourself enjoying a leisurely 15-minute weekend stroll to your favourite cafe, restaurant, or pub.

This home could be the perfect first-time purchase, especially if you're ready to leave the nest or need more space than your current flat provides. The extra room means you can enjoy a few more minutes in bed each morning! With the mainline station just around the corner, you can reach central London in less than 45 minutes, and if you're in the mood for the seaside, a little over an hour will take you straight to Brighton. For those who drive, the A1(M) and A10 are conveniently accessible, making commutes north and south straightforward.

The ground floor features a generously sized living space, easily accommodating a large sofa, armchair, and additional furniture. This space is a blank canvas for your personal touch, with neutral decor and hard flooring that not only looks sleek but is also practical and easy to clean, perfect for those who prefer low-maintenance living.

The modern fitted kitchen offers everything you need, with a clean, bright finish and a door leading to the back garden.

When it's time to rest, you'll find two double bedrooms and a single bedroom upstairs. The main bedroom includes built-in wardrobes, while the second bedroom is perfect for guests. The third bedroom serves as a versatile space—ideal as a home office or a nursery for a young family. The bathroom is contemporary, featuring a shower over the bath, giving you the choice between an invigorating morning shower or a relaxing evening soak.

Parking is hassle-free with allocated spaces in front of the garage, which offers extra storage for tools, garden furniture, and your BBQ during the winter months. The rear garden includes a decking area for seating, along with a low-maintenance patio and gravelled space—perfect for soaking up the sun or enjoying your morning coffee. The garden is fully enclosed, offering privacy and security for families and pets, and also includes a summer house, adding extra usable space.



This home strikes a great balance between comfort and functionality, making it a strong option for a range of buyers. Whether you're a first-time buyer, an investor, or looking to downsize, this property has everything you need. Investors will appreciate the potential for consistent demand and occupancy, with no work needed before welcoming your first tenant.

Owned solar panels generate an annual return of £1,500 until 2032, making the home exceptionally energy-efficient and cost-effective.

**Interest in this property is expected to be high. Contact the Leysbrook team today to arrange a viewing before it's too late!**

## | ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - B

## | GROUND FLOOR

Porch: Approx 6' 1" MAX x 4' 6" (1.85m x 1.37m)

Lounge /Diner: Approx 23' 9" x 11' 7" MAX (7.24m x 3.53m)

Kitchen: Approx 12' 10" x 7' 1" (3.91m x 2.16m)

## | FIRST FLOOR

Bedroom One: Approx 12' 7" x 8' 7" (3.84m x 2.62m)

Bedroom Two: Approx 10' 8" x 8' 7" (3.25m x 2.62m)

Bedroom Three: Approx 7' 8" x 5' 8" (2.34m x 1.73m)

Bathroom: Approx 6' 1" x 5' 7" (1.85m x 1.70m)

## | OUTSIDE

Garage and driveway providing off road parking for two cars

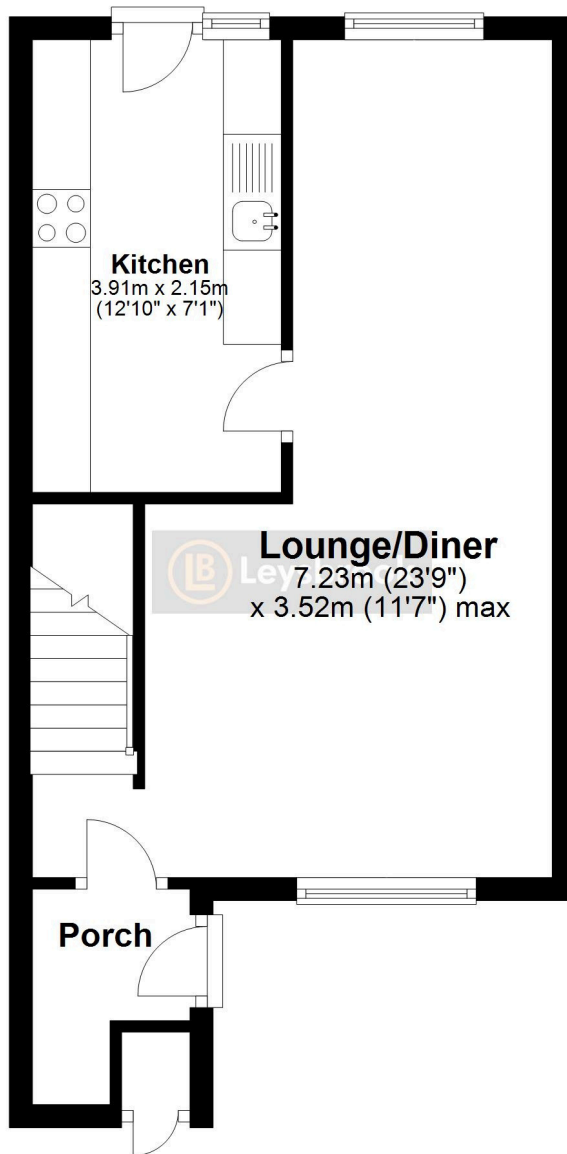
Low maintenance rear garden

Garden Room: Approx 9' 3" x 9' 3" (2.82m x 2.82m)



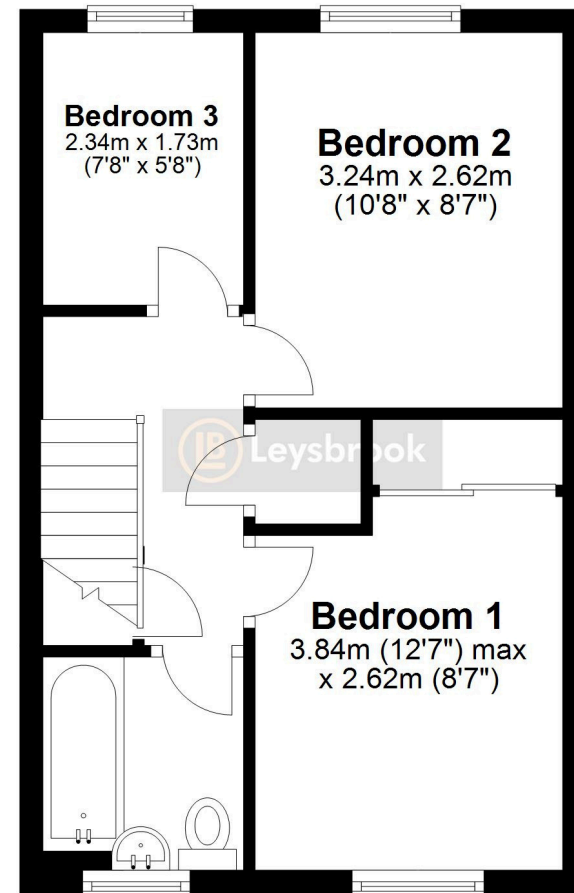
## Ground Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



## First Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



**Total area: approx. 67.3 sq. metres (724.7 sq. feet)**

Created by Leysbrook 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, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.





## 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](mailto:info@leysbrook.co.uk)

### Leysbrook Team

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	81	88
(69-80)	<b>C</b>		
(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	