

# HUNTERS<sup>®</sup>

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## Mercia Road

Baldock, SG7 6RZ

£1,450 Per Calendar Month



Hunters are pleased to offer a well presented Two Bedroom Semi Detached Property on Clothall Common with Garage. This property offers kitchen with appliances, lounge, bathroom, and two bedrooms. Available 31st May 2026. Deposit £1673.00. EPC Rating D. Council Tax Band C.



**ENTRANCE HALL**  
Front Door leading to:

**HALLWAY**  
Doors to kitchen and lounge/diner.

**KITCHEN 7'6" x 7'1" (2.29 x 2.16)**  
Gloss Kitchen. Inset sink with marble worktop. uPVC window to front. Integrated Fridge Freezer. Washing Machine. Integrated oven. Gas hob. Inset spotlights. Tiled flooring.

**LOUNGE/DINER 15'9" x 12'9" (4.80 x 3.89)**  
Spiral staircase. Laminate floor. uPVC window and door to rear.

**LANDING**  
uPVC Window to side aspect. Laminate flooring.

**BEDROOM ONE 10'7" x 8'2" (3.23 x 2.49)**  
Built in wardrobe with sliding doors and hanging rail. Laminate flooring. uPVC window to rear aspect.

**BEDROOM TWO 10'5" x 7'1" (3.17 x 2.16)**  
Access to insulated boarded loft space with power and light. uPVC window to front aspect. Built in airing cupboard.

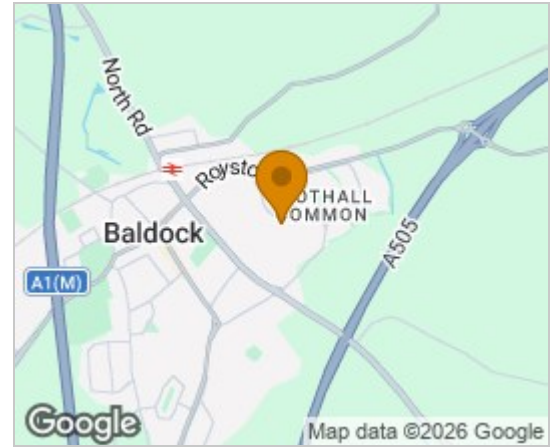
**BATHROOM**  
White suite comprising enclosed panelled bath with mixer tap and hand held shower attachment with wall mounted electric shower over. Low levelled WC and wash hand basin. Extractor fan.

**OUTSIDE**  
Front - Shingled with path leading to front door.

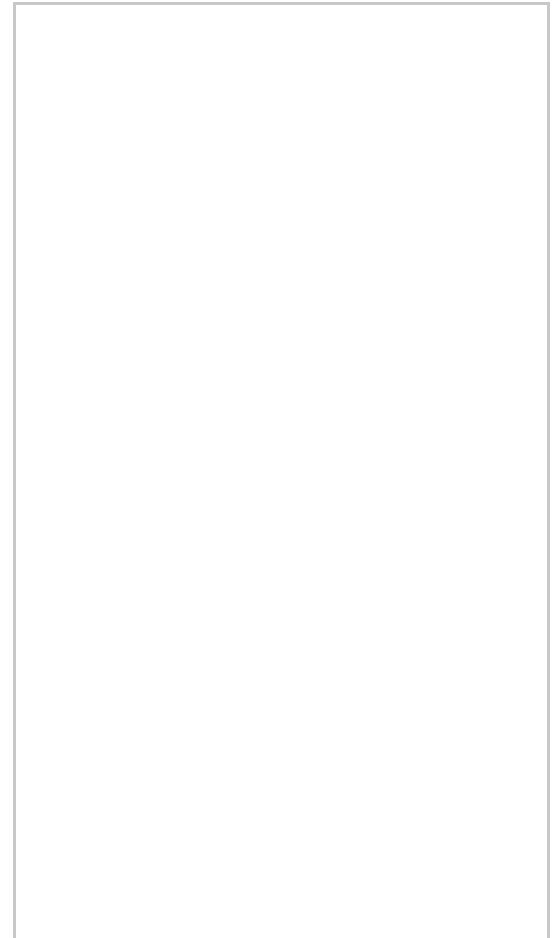
Rear - Laid to lawn. Panelled fence surround.

**GARAGE**  
With up and over door. Light and power. Eaves storage space. Door leading to garden.

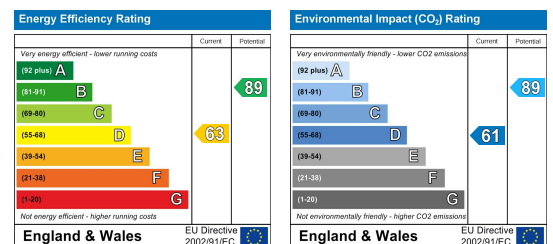
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.