



2 Bed Terraced in Hospital Road, Arlesey, SG15 6RH | £1

Gothic

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## Key Features

- Two bedroom home with parking
- Enclosed rear garden
- Gas rad central heating + double glazing
- Spacious Living Room with french doors
- Master Bedroom with fitted wardrobes
- Second bedroom with built-in storage
- Allocated parking right at the back
- Short walk to local shops

## Description

SOLD SOLD SOLD

\* 2 bed home with PARKING \* Double glazed & centrally heated \* Enclosed garden - low maintenance \* Master with FITTED WARDROBES \* Bed 2 also has built-in storage \* Living Room has FRENCH DOORS to garden \* Parking is right by the back gate!

An ideal First Time Buy, ready to make your own. Situated within a short walk of local shops, this two bedroom home will give you a great start. Allocated parking right at the back (through the garden gate) is super convenient and the garden is paved requiring minimal maintenance - there's also a garden shed.

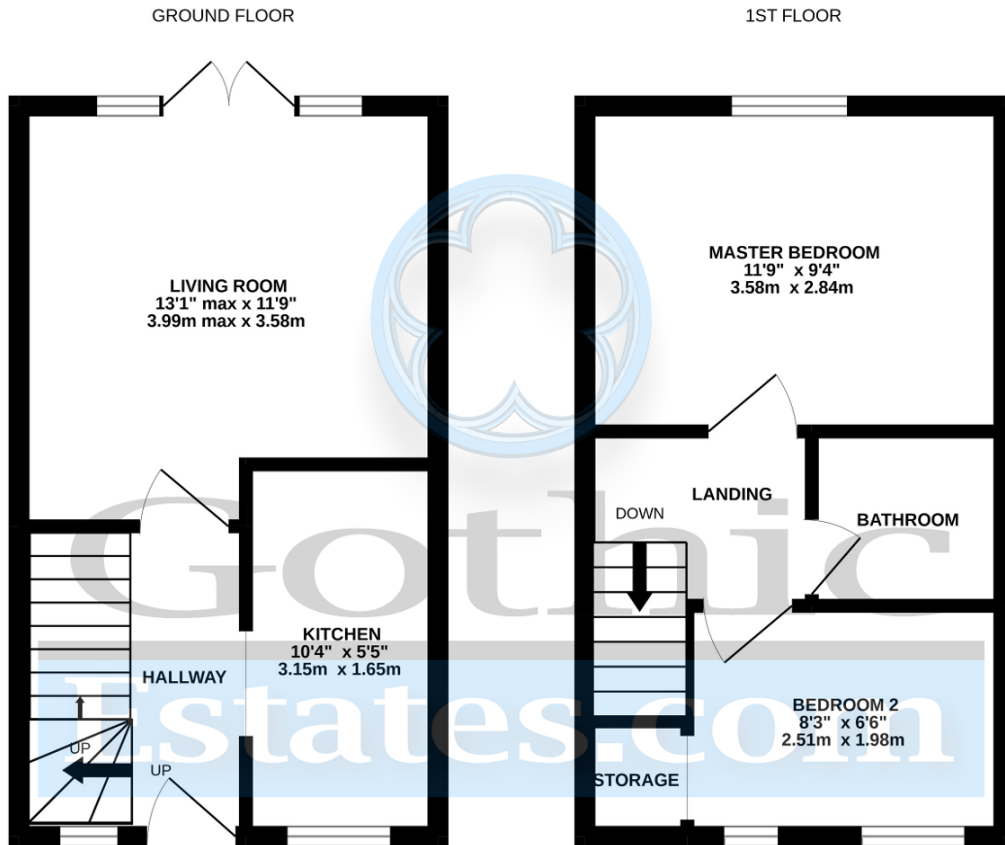
Inside there's an entrance hall with the stairs and storage under, modern fitted kitchen at the front and a spacious living room at the back with double french doors out to the garden. Upstairs an excellent size master bedroom with full width fitted wardrobes, spare bedroom which also has built-in storage, and the bathroom. Property has the benefit of gas radiator central heating and modern PVC double glazing.

Nearest local shops 0.1 miles 2-3 mins walk  
Arlesey mainline station 1.8 miles  
Gothic Mede Academy (Primary) + Best Nursery 0.5 miles  
Acrewood Day Nursery 0.1 miles 1 min walk  
Letchworth Garden City 3.3 miles  
Hitchin 4.5 miles

## Location

Arlesey is a large village just North of the Beds/Herts border, surrounded by countryside yet within easy reach of the A507 and A1(M). The village offers a range of local shopping, pubs and food outlets and significantly a Mainline Railway station with direct travel to London St. Pancras in around 40 minutes. Dating back as long as the 1086 Domesday Book, there is a broad range of home styles and building eras - something for everyone! Gothic Mede Academy provides Primary education in the middle of the village, with numerous Secondary options including Etonbury Academy on the Arlesey/Stotfold border. Further facilities and shopping are available within a few miles in the larger towns of Letchworth Garden City and Hitchin to the South.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		