



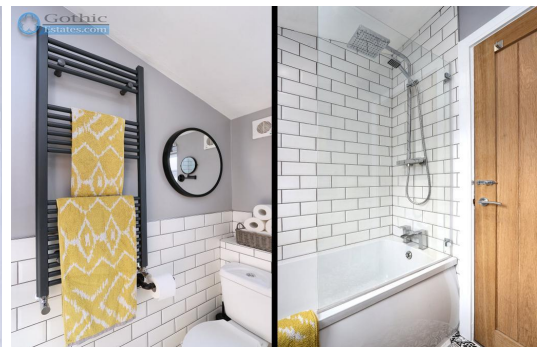
2 Bed Terraced in Hospital Road, Arlesey, SG15 6RL | £1

Gothic

Estates.com



VIDEO



## Key Features

- 2 bedroom cottage with off-road parking
- Beautifully presented
- Major renovation in 2018
- New Kitchen, New Bathroom
- New Central Heating, New Wiring
- New Carpets & Flooring & oak faced doors
- South facing, low-maintenance garden
- Mainline Rail Station 1.6 mile

## Description

SOLD SOLD SOLD

\* Beautifully presented \* MAJOR RENOVATION 2018 \* 2 bed cottage  
+ OFF-ROAD PARKING \* NEW Kitchen \* NEW Bathroom \* NEW  
Carpets & Flooring \* NEW Central Heating \* NEW Wiring \* SOUTH-  
FACING Garden \* See WALK-THROUGH VIDEO here...

Extensive recent renovation by builder owner has created this fabulous opportunity near the centre of the village. The whole property has been re-fitted and re-decorated and still feels like new - lovely and clean, fresh and ready to move in to. The list of works completed are extensive, so.... starting from the front:

Kerb dropped by council to allow shingled off-road parking (which then reserves the on-road space in front)

New composite Front door

New Oak-faced internal doors downstairs

Living Room with new carpet/decor

All new kitchen cabinets, worksurfaces, fittings and flooring, decor, designer vertical radiator

Rear hall has cupboard with new combi boiler (all new plumbing and rads)

Bathroom with new suite, flooring and decor, thermostatic rain shower over bath

Matching new carpets & decor through stairs and bedrooms

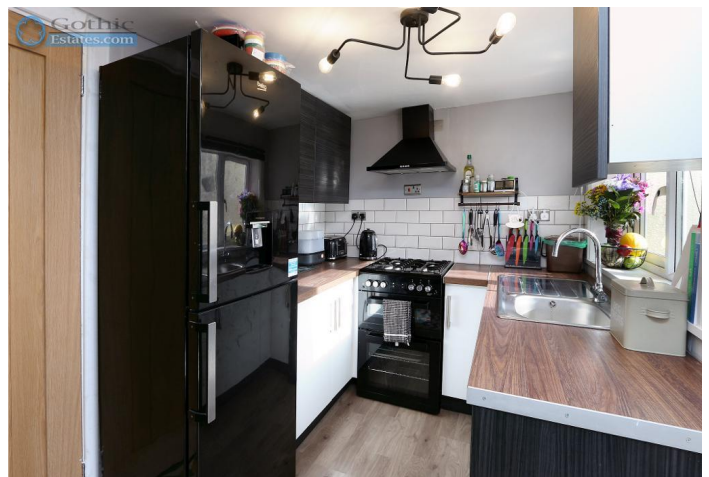
Rear garden (sunny south aspect) has low maintenance decking, shingle and landscaping bark.

Hospital Road is just a minutes walk from local shops with popular walking trails starting a few minutes walk to the east toward Fairfield Park and Blue Lagoon, and to the west across the rail bridge and along the river to Arlesey Commons & Glebe Meadows. Arlesey mainline train station with direct access to London Kings Cross is 1.6 miles to the north, approx half-hour walk or 7 mins by car.

In all a fantastic, turn-key opportunity and sure to prove popular with first time buyers.

## 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.



## Ground Floor

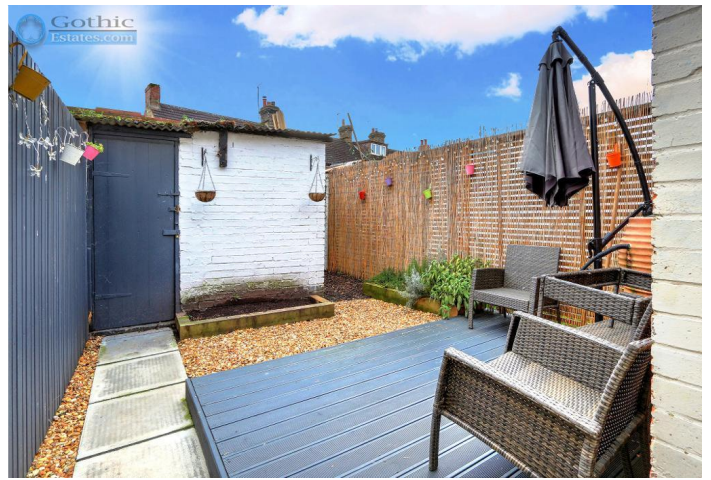
Entrance Porch -

Living Room - 12' 4" x 11' 10" (3.76m x 3.62m)

Kitchen - 9' 4" x 6' 11" (2.85m x 2.12m) Re-fitted with a range of contemporary style units. Designer style radiator. Storage area under stairs.

Rear Hall - Cupboard housing boiler, also with plumbing for a washing machine.

Bathroom - 6' 8" x 5' 6" (2.05m x 1.69m) Re-fitted with contemporary white suite, bath with thermostatic rain shower over, vanity basin with storage below. Designer style heated towel rail.



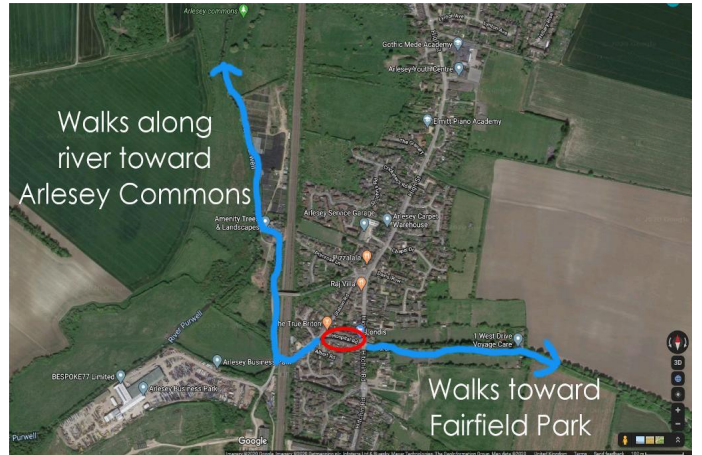
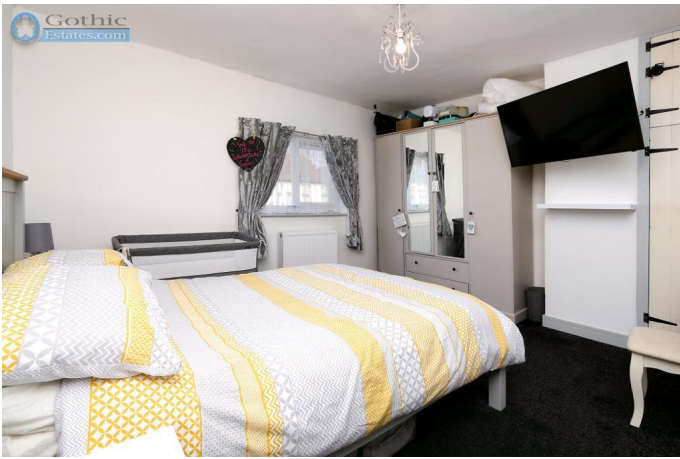
## First Floor

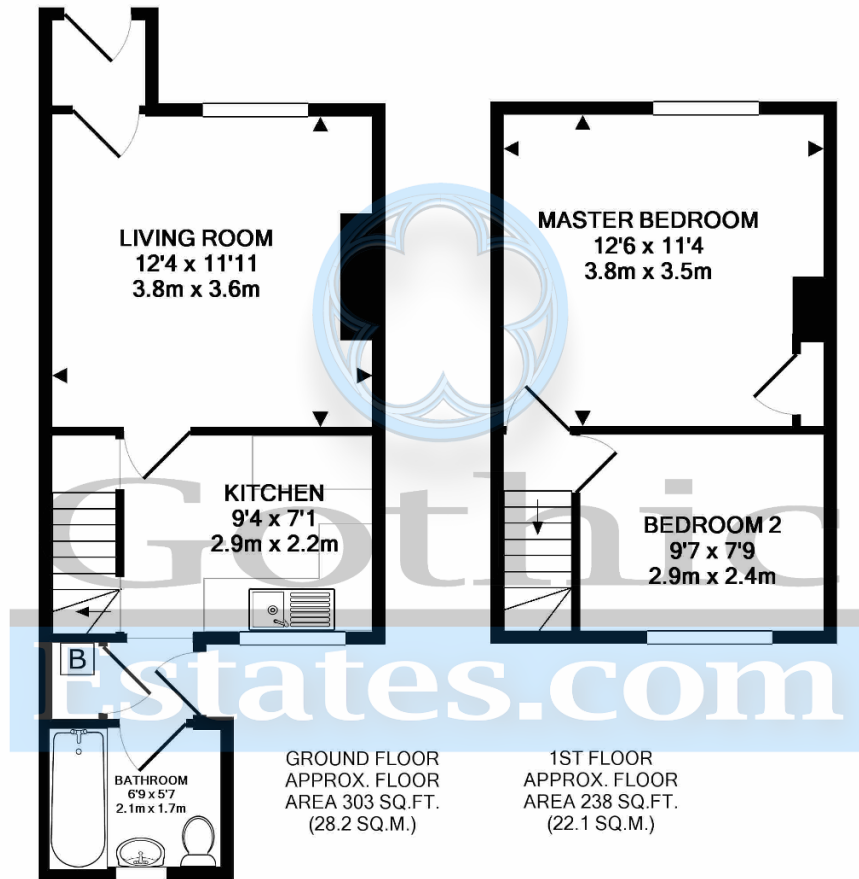
Landing -

Master Bedroom - 12' 5" x 11' 3" (3.81m x 3.45m) Max measurements. Built-in store cupboard.

Bedroom 2 - 9' 6" x 7' 8" (2.92m x 2.35m)







TOTAL APPROX. FLOOR AREA 541 SQ.FT. (50.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

