



2 Bed Terraced in Ramerick Gardens, Arlesey, SG15 6XZ | £1

Gothic

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## Key Features

- Cul-de-sac home with lovely garden
- Side-by-side 2 car parking
- Excellent standard of presentation
- Two bedrooms, both with large wardrobes
- Re-fitted, impressive size Kitchen/Diner
- Gas central heating by combi boiler
- Beautifully landscaped rear garden
- 3 rail stations: 7, 8 & 11 mins drive

## Description

SOLD SOLD SOLD

\* 2 bedroom CUL-DE-SAC home \* SIDE-by-SIDE 2 car parking \* Both bedrooms have LARGE WARDROBES \* Beautifully landscaped garden \* Generous RE-FITTED Kitchen/Diner \* Gas central heating & double glazing \* 7-11 minutes drive to Arlesey, Hitchin & Letchworth rail stations \* See WALK-THROUGH VIDEO here...

Excellent proportions on this 2 bedroom home situated near the end of a cul-de-sac on the southern edge of the village. There is parking for 2 vehicles side-by-side directly in front of the house and the rear garden has had a great deal of landscaping attention with well-stocked borders, sun patio and gated rear access.

Heading inside there's both a porch and entrance hall leading through to the Living Room, with a generous Kitchen/Dining Room at the back. The Kitchen has been re-fitted in an attractive modern style with built-in double oven.

Upstairs: the home was built 2 double bedrooms which has allowed the installation of full-width wardrobes in the Master and a very deep wardrobe in Bedroom 2 (in addition to the store cupboard/former airing cupboard). Bathroom is neat and bright with extensive tiling, an electric shower over the bath and vanity storage under the sink.

Local shops 0.7 miles

Gothic Mede Academy (Primary) 1.2 miles 4 mins

Fairfield Park Lower School 3.1 miles 7 mins

Arlesey mainline station 2.2 miles 7 mins

Please review all available property and location information and then contact us for viewing.

Letchworth mainline station 2.8 miles 8 mins

Hitchin mainline station 4.5 miles 11 mins

## 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 under 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

Porch -

Entrance Hall -

Living Room - 12' 11" x 10' 2" (3.95m x 3.1m)

Kitchen / Dining Room - 13' 7" x 10' 0" (4.15m x 3.05m)

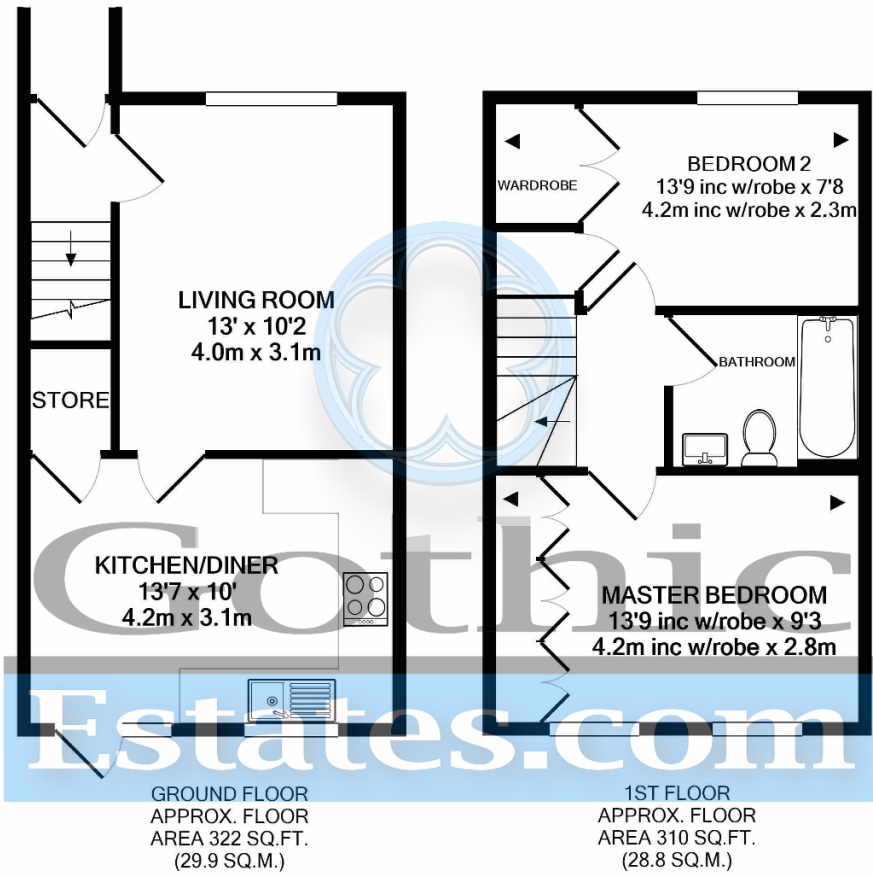
## First Floor

First Floor Landing -

Master Bedroom - 13' 7" x 9' 3" (4.15m x 2.83m) Overall including fitted wardobes

Bedroom 2 - 13' 7" x 7' 7" (4.15m x 2.33m) Overall including deep wardrobe

Bathroom - 6' 8" x 6' 0" (2.04m x 1.84m)



TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		