



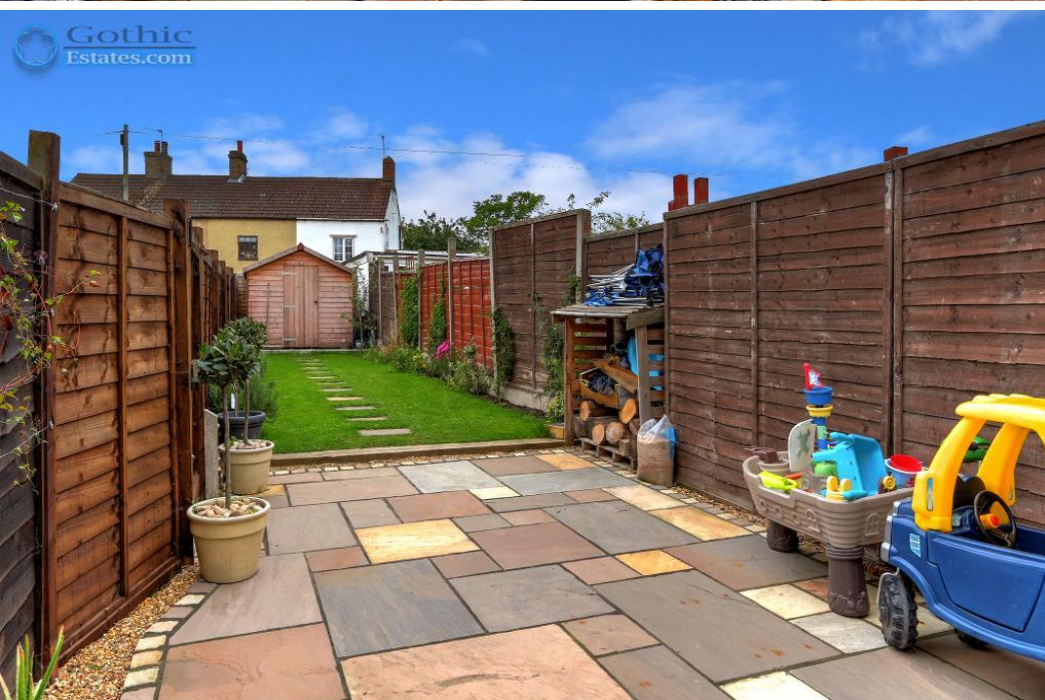
2 Bed Terraced in Hospital Road, Arlesey, SG15 6RL | £270,000

Gothic

Estates.com



VIDEO



Key Features

- Two double bed cottage with parking
- Beautifully presented
- Ajoining Living/Dining Rooms - spacious!
- Refitted kitchen and Bathroom
- Recent combi boiler
- Double glazed & gas central heating
- Two generous bedrooms
- Driveway parking to rear (expandable)

Description

* Cottage with rear access PARKING * Two DOUBLE bedrooms *
Adjoining Living/Dining approx 23 x 11 * Refitted Kitchen & Bathroom *
Expert laid patio leading to long garden * On-plot parking to rear
(expandable) * See WALK-THROUGH VIDEO here...

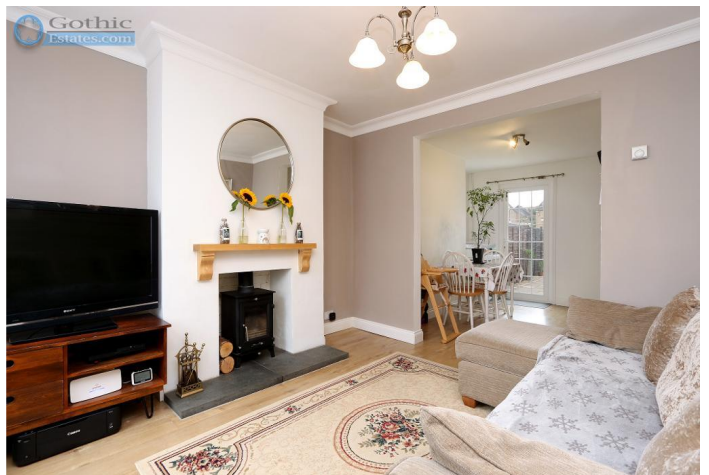
This cottage is located on a residential street close to Arlesey's local shopping and is a little larger than many nearby cottages with a 23' through-lounge/diner and two double bedrooms. It also has the distinct advantage of vehicular rear access to a private parking area - this will take one large vehicle but could be expanded to more by moving the shed closer to the house. There's plenty of garden to allow this.

The owners have completed a variety of decorating and updating work, including a new combi boiler fitted in 2019. The home is very pleasantly decorated and presented, as is the garden, and would make a fantastic First Time Buy.

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

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

Entrance Porch -

Living Room - 11' 6" x 11' 6" (3.53m x 3.51m) Max measurements

Dining Room - 11' 5" x 11' 3" (3.48m x 3.45m) Max measurements

Kitchen - 8' 9" x 5' 9" (2.69m x 1.76m)

Rear Hall -

Bathroom - 5' 8" x 5' 2" (1.75m x 1.59m)



First Floor

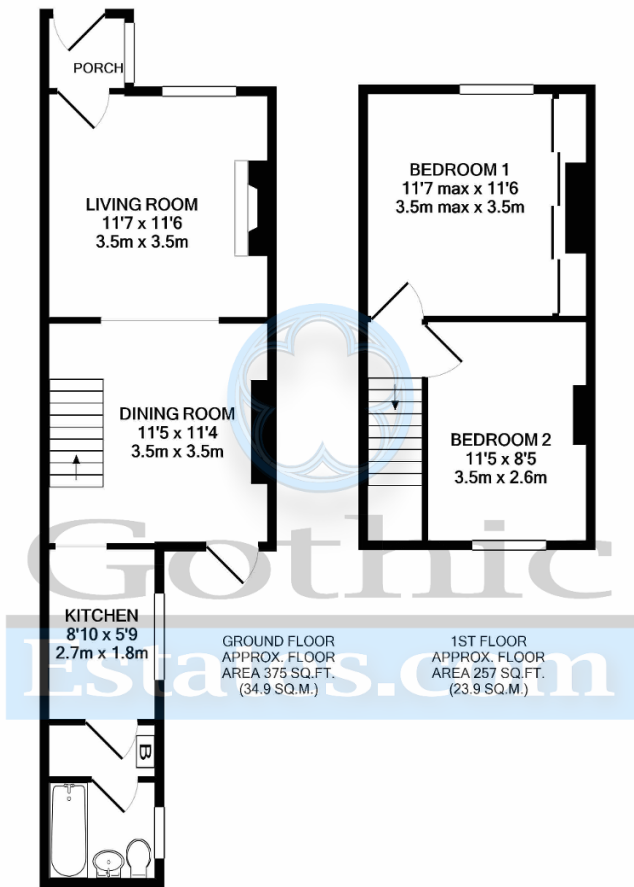
Landing -

Bedroom 1 - 11' 7" x 11' 5" (3.54m x 3.5m) Max measurements including fitted wardrobe

Bedroom 2 - 11' 5" x 8' 4" (3.49m x 2.56m) Max measurements







TOTAL APPROX. FLOOR AREA 632 SQ.FT. (58.7 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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