



2 Bed Cottage in Hospital Road, Arlesey, SG15 6RL | £259,950

Gothic

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## Key Features

- Vacant - NO CHAIN
- Two bedroom cottage with PARKING
- South-facing newly paved garden
- Huge 19 x 12 Living/Dining Room
- Kitchen looks out to rear garden
- Smart modern bathroom
- Excellent bedroom sizes
- Gas Rad heating with newer Ideal Combi



## Description

SOLD SOLD SOLD

\* Vacant - NO CHAIN \* Spacious cottage with OFF-ROAD PARKING \* South-facing newly-paved rear garden \* 19 x 12 living/dining room \* Excellent bedroom sizes \* Gas rad CH replaced Ideal combi \* Extensively re-decorated and refreshed \* VIEW ANYTIME business hours \* See WALK-THROUGH VIDEO here...

Roomy character cottage with the all important off-road parking to the front and a sunny aspect south-facing rear garden. It is situated within 1 minute walk of local shopping and about 5 minutes walk from local countryside trails in two directions. Following long term rental, the property has just received a thorough spruce-up and re-decoration presenting a genuinely spacious and appealing home available CHAIN FREE!

The small back garden has just been newly laid with Indian slate style paving and looks very smart indeed with almost no maintenance required. An unexpectedly large shed is also part of the outside space. At the front the off-street parking space is ample for all but the largest vehicles and having this drop-kerb space leads to a second on-street space in front being reserved.

Local shops 150m - 1 minute walk  
Arlesey mainline station (direct to London St Pancras) 1.6 miles  
Letchworth Garden City and train station 3.2 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 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/Dining Room - 19' 6" x 12' 7" (5.95m x 3.84m) Max measurements

Kitchen - 12' 1" x 6' 9" (3.69m x 2.09m)

Rear Hall -

Bathroom - 7' 8" x 4' 9" (2.36m x 1.47m)

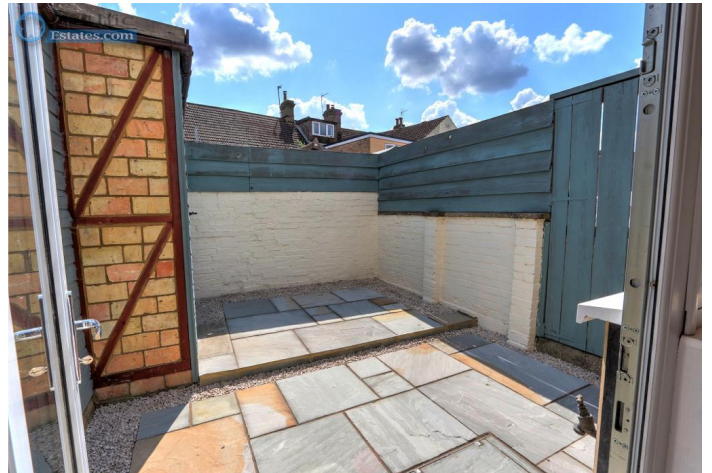
Garden storage shed - 8' 10" x 7' 6" (2.7m x 2.3m) Approx max measurements



## First Floor

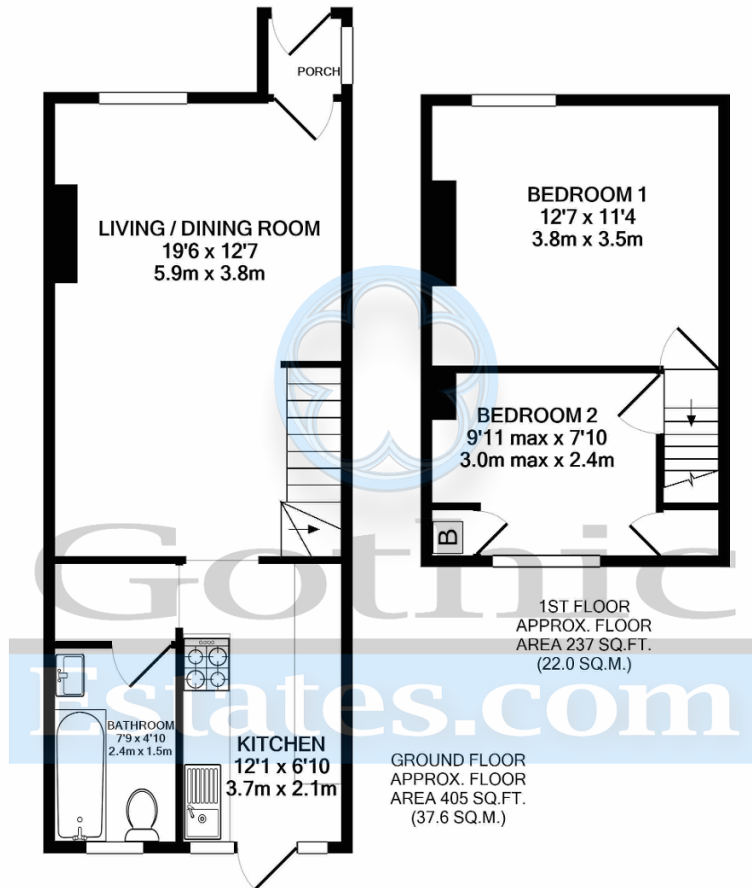
Bedroom 1 - 12' 7" x 11' 4" (3.84m x 3.46m) Max measurements

Bedroom 2 - 9' 10" x 7' 10" (3.01m x 2.4m) Max measurements









TOTAL APPROX. FLOOR AREA 642 SQ.FT. (59.6 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		86   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		