



3 Bed Terraced in Hospital Road, Arlesey, SG15 6RL | Guide Price £255,000

Gothic

Estates.com

Estates.com



VIDEO



Key Features

- Three bedroom cottage with rear GARAGE
- RENOVATION OPPORTUNITY
- Upstairs bathroom & WC + downstairs WC
- 23' through Living / Dining Room
- 60'+ SOUTH-FACING garden
- Driveway parking in front of garage
- Chain free subject to probate
- See WALK-THROUGH VIDEO here...

Description

SOLD SOLD SOLD

* VACANT NO CHAIN * Renovation opportunity * THREE BEDROOMS + upstairs bathroom + GARAGE * South facing 60' garden leading to garage & driveway * 23' through Living/Dining Room * Extra WC downstairs * Double glazed * 1 minute walk to local shops * See WALK-THROUGH VIDEO here...

Chain free opportunity to make this cottage everything you want! In need of upgrades to decor, kitchen, bathroom, central heating. It is rare to find 3 bedroom cottages that also have an upstairs bathroom - and even rarer with an extra WC downstairs and a garage on the plot with driveway parking (accessed via Albert Road).

NB.

Probate is already received.

An unexpected erroneous charge on the title has now been removed by the land registry. This took 6 months and resulted in losing the buyer we had. All is now free and clear for fast completion.

Local shops 200m - 1 minute walk

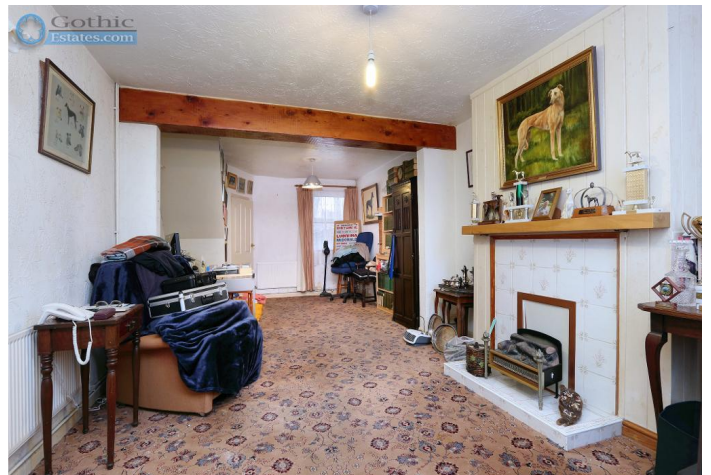
Arlesey mainline station (direct to London St Pancras) 1.6 miles

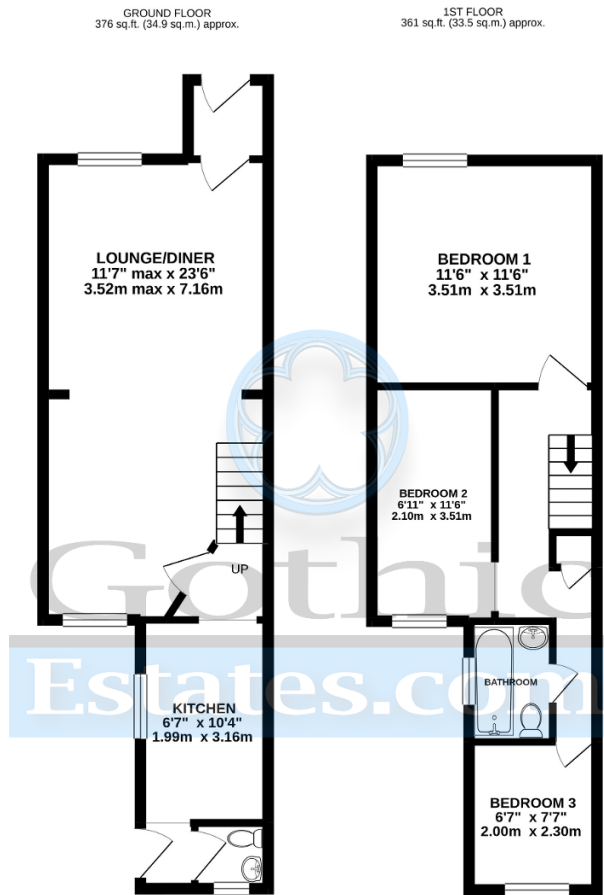
Letchworth Garden City and train station 3.2 miles

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
376 sq.ft. (34.9 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.

TOTAL FLOOR AREA: 737 sq.ft. (68.4 sq.m.) approx.

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		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		