



2 Bed End Terraced in Ramerick Gardens, Arlesey, SG15 6XZ | £299,950

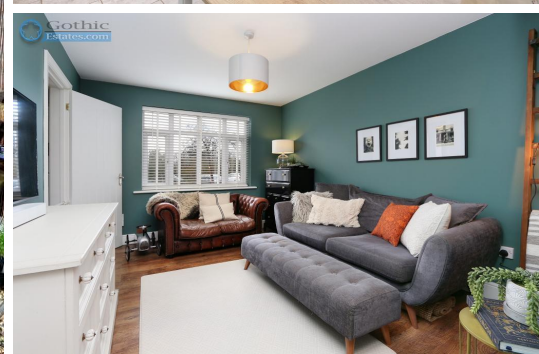
**Gothic**

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**VIDEO**



## Key Features

- TOP SPEC two double bedroom home
- End of row with side gate
- Park 2 cars side-by-side
- FABULOUS recent new Kitchen/Diner
- Rare guest cloakroom/WC downstairs
- Master with built-in wardrobes
- Full width dual aspect second bedroom
- Re-fitted bathroom

## Description

SOLD SOLD SOLD

\* TOP SPEC 2 bed home with stylish decor \* Fabulous NEW KITCHEN \* Rare guest CLOAKROOM/WC \* Park 2 cars side-by-side \* Potential for further parking \* Neat rear garden with side gate \* Minutes drive to Hitchin & Letchworth \* Choice of 3 stations & 2 lines into London \* See WALK-THROUGH VIDEO here...

This is truly a 'MUST SEE' home with stylish decor and many upgrades. It is situated in a no-through road on the southern edge of Arlesey giving easy access south to Hitchin and Letchworth and is one of only a few two bedroom homes built with a downstairs cloakroom. The present owners have made it a home to be proud of with stylish decor, recent new upgraded Kitchen/Diner, re-fitted bathroom, built-in wardrobes and so much more. This home has a great plot offering the opportunity of parking 2 cars side-by-side and considerable additional garden providing the possibility of more parking. Rear garden is neatly laid out with a patio and pergola and a private side gate.

The property is just over 2 miles from Arlesey's mainline station (direct into London St Pancras) but also only 2.8 miles from Letchworth station on a different line direct into London - giving two options for commuters.

Arlesey local shops 0.7 miles

Arlesey mainline station 2.3 miles

Letchworth station & town centre / supermarkets 2.8 miles

Hitchin centre 4.2 miles

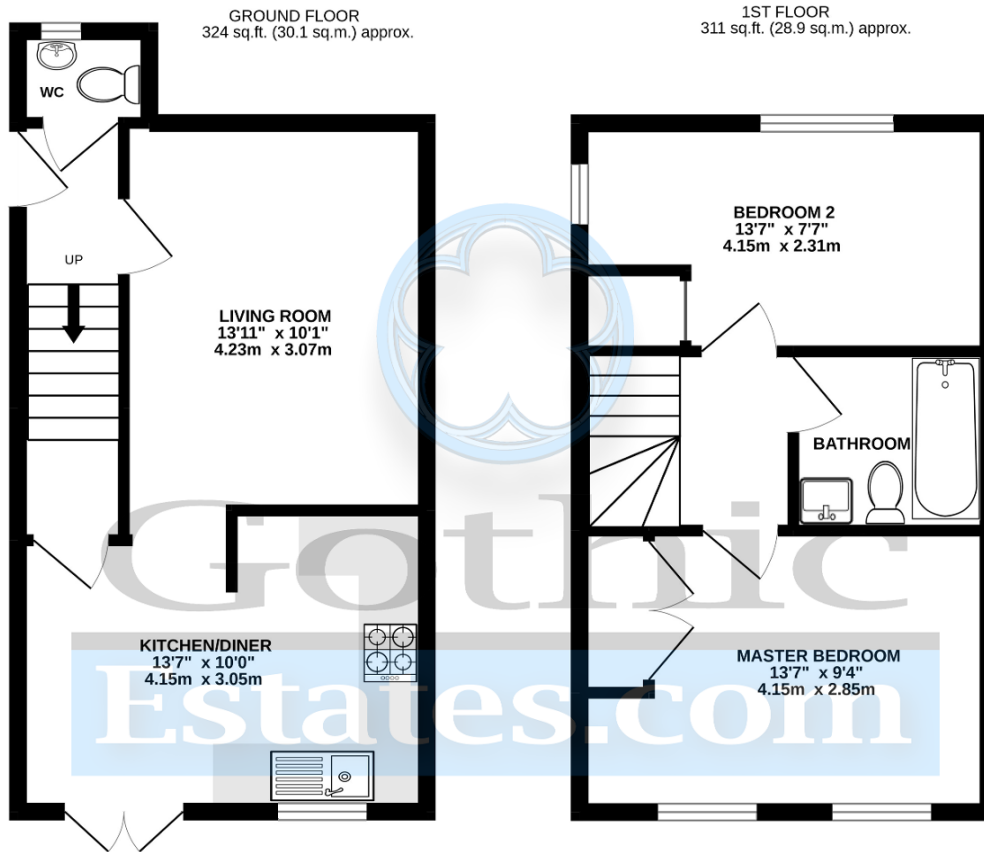
Gothic Mede Academy (primary) 1.2 miles

## 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.







TOTAL FLOOR AREA : 636 sq.ft. (59.1 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		87   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		