



2 Bed End Terraced in Ramerick Gardens, Arlesey, SG15 6XZ | £329,950

**Gothic**

**Estates.com**

Estates.com

 **VIDEO**



### Key Features

- Extra-wide SOUTH-FACING Garden
- Two DOUBLE Bedrooms
- Conservatory leading out to garden
- Office Cabin - insulated plus power
- Not overlooked from the rear
- Re-fitted Kitchen/Diner
- Recent NEW: Boiler/fascias/electrics +++
- See WALK-THROUGH VIDEO here...

## Description

\* FANTASTIC PLOT - extra wide SOUTH-FACING garden \* Two double bedroom home with CONSERVATORY addition \* Insulated Office Cabin \* Many recent upgrades incl: Boiler, Electrics, Soffits/Fascias & Gutters, Fences \* Parking on plot to front \* See WALK-THROUGH VIDEO here....

Introducing this extended, two double bedroom, cul-de-sac home with stand-out features worthy of our recommendation. Not only is the plot significantly wider than most but the rear garden faces south and is not overlooked from the rear. This has allowed space to install an office cabin with power and up-rated insulation as well as another garden shed, ample sunny aspect lawn plus BBQ & seating area. Parking is on the plot to the front with multiple additional visitor spaces opposite.

Inside there's a recently re-fitted Kitchen/Diner which leads out to the Conservatory addition and through to the garden - bags of room for lounging and dining. There's also a separate Living Room at the front and an enclosed porch. Upstairs both bedrooms are doubles with ample space for wardrobes in each, and a modern style bathroom with a window.

The current owner has made many improvements in the last 2 years including: new Worcester Bosch combi boiler, new electric consumer unit (fusebox) and associated wiring, new fascias/soffits & gutters, new kitchen cabinets and oven, new garden fences all round & gate, increased loft insulation, increased cabin insulation and professionally installed electrics. The property has Virgin Media fibre supply for the fastest internet speeds.

Two mainline train options:

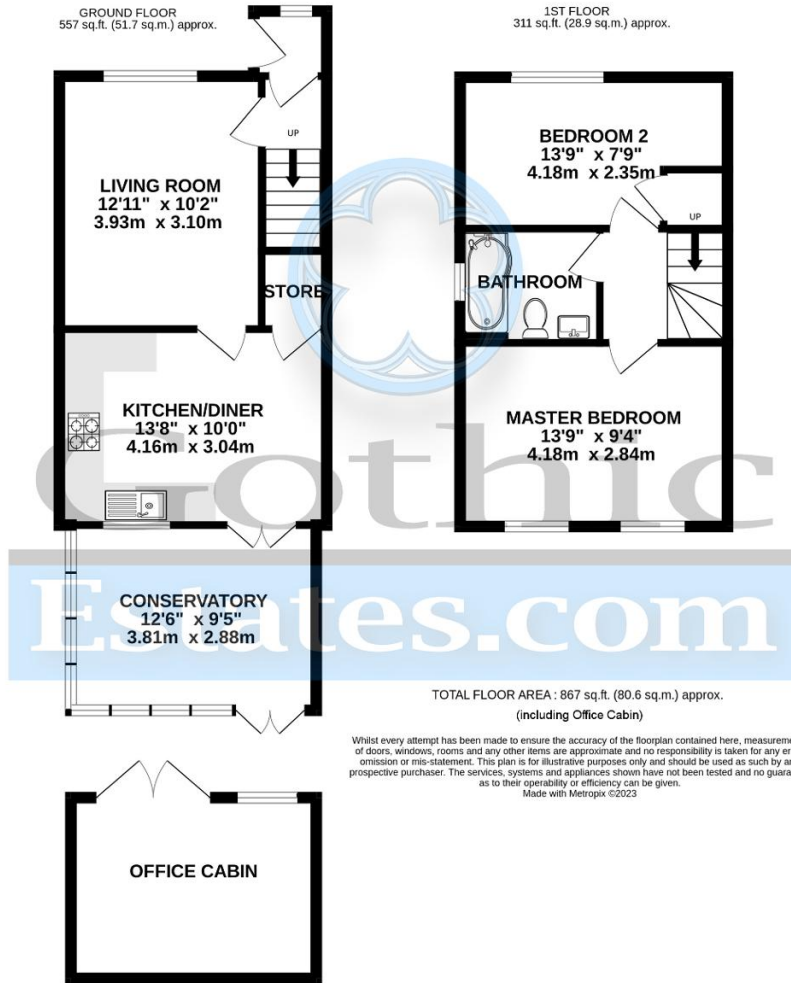
Arlesey (from 39 mins direct London St Pancras) 2.3 miles  
Letchworth (from 30 mins direct London Kings Cross) 2.8 miles  
Nearest local shops 0.7 miles  
Gothic Mede Academy (Lower School) 1.2 miles  
Letchworth Garden City centre 2.9 miles  
Hitchin centre 4.2 miles  
Council tax band C

## Location

Arlesey is a large, growing 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.







Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		