



2 Bed End Terraced in Straw Plait Way, Arlesey, SG15 6SJ | £265,000

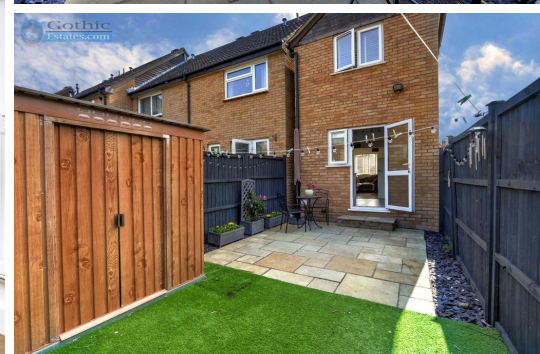
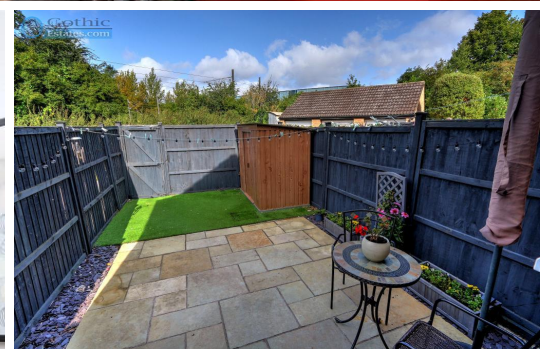
Gothic

Estates.com

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VIDEO



Key Features

- VACANT - NO CHAIN
- Great presentation MOVE-IN-READY
- Open plan ground floor plus front porch
- Living Room & Dining table space
- High gloss kitchen with all appliances
- Great bedrooms sizes 1 double 1 single
- West facing rear garden
- See WALK-THROUGH VIDEO here...

Description

VACANT NO CHAIN * 2 bedroom END of ROW * Great presentation: MOVE IN READY * Westerly rear garden * Open plan ground floor with separate entrance porch * Re-fitted kitchen with appliances included * Re-fitted bathroom * Spacious Master Bedroom * See WALK-THROUGH VIDEO here...

Ideal first home or buy-to-rent, this two bedroom end of terrace home is situated in a cul-de-sac close the middle of the village and the local shops. It offers an open plan living space including a living area to the front, ample space for a dining table in the middle and the re-fitted Kitchen at the back with a door to the back garden. The Kitchen includes all the integrated/installed appliances for ready to use convenience. An enclosed porch has been added to the front which separates the living area from the front door and gives space for coats and shoes.

Upstairs there's a generous Master Bedroom, a large single spare bedroom and a bright white re-fitted bathroom featuring a double ended bath with central tap and shower over.

Outside a previous owner has enclosed the allocated rear parking space into the garden to make it bigger as there is a parking area to the front where the current owner parks their cars (see front photo). The official allocated space could be re-opened as required.

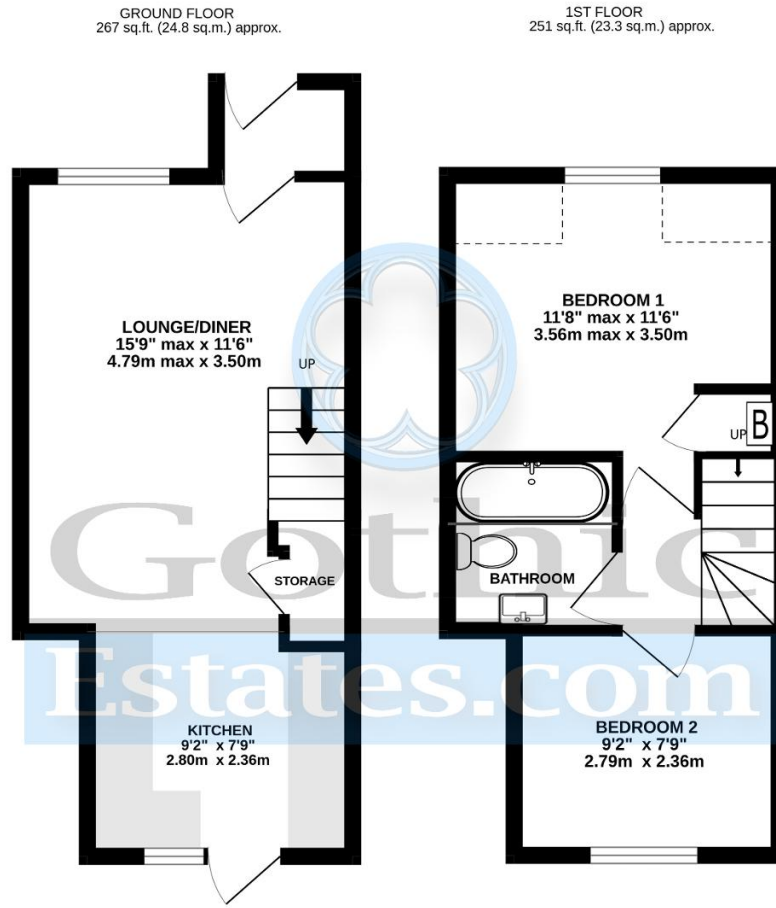
This home benefits from the lowest council tax band A and has an EPC rating of C(73).

Arlesey mainline station (39 mins direct London St Pancras) 1.5 miles
Local shopping 0.1 miles 2 mins walk
Gothic Mede Academy (Lower school) 0.4 miles 8 mins walk
Letchworth Garden City approx 3.3 miles
Hitchin approx 4.6 miles
Council Tax band A

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.





TOTAL FLOOR AREA: 518 sq.ft. (48.1 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		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		