



# Hospital Road

Arlesey,  
Bedfordshire, SG15 6RH  
£250,000

country  
properties

This two bedroom end of terrace home boast two good size bedrooms, allocated off road parking and courtyard rear garden. The property is offered with NO UPWARD CHAIN.

- NO UPWARD CHAIN
- Excellent commute into London St Pancras via Arlesey station (approx. 39 min)
- Allocated parking to rear
- Ideal 1st time buy or investment purchase with approximate rental income of £925 pcm
- Enclosed courtyard garden

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Window to front. Doors into kitchen and living room. Stairs rising to first floor. Understairs storage. Radiator.

#### Living Room

13' 9" (max) x 12' 1" (max)  
(4.19m max x 3.68m max)  
Wood effect flooring. Double doors to rear garden, wing windows to both sides. Radiator.

#### Kitchen

10' 4" x 5' 7" (3.15m x 1.70m) A range of wall and base units with roll edge worksurfaces over. Tiled splashbacks. Stainless steal sink and drainer unit with mixer tap over. Electric oven and hob with extractor fan over. Space for fridge/freezer. Space for washing machine. Tiled flooring. Window to front.



## FIRST FLOOR

### Bedroom One

11' 11" x 9' 3" (3.63m x 2.82m)  
Window to rear. Radiator.

### Bedroom Two

8' 6" x 4' 6" (2.59m x 1.37m) Two  
windows to front aspect.  
Radiator.

### Bathroom

Three piece white suite  
comprising pedestal wash  
hand basin. Low level WC and  
panel enclosed bath. Fitted  
shelving. Part tiled walls. Tiled  
flooring.

## OUTSIDE

### Front Garden

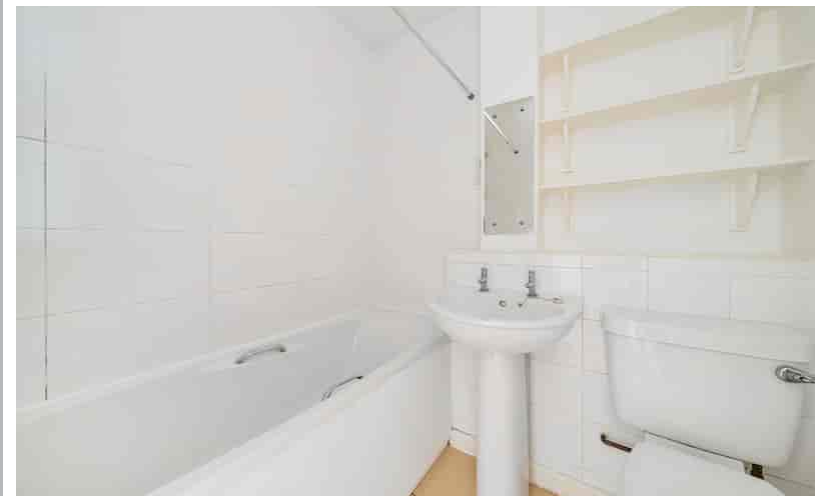
Front garden enclosed by  
fencing and low brick retaining  
wall with gated access.  
Grassed lawn with paved path  
leading to front door.

### Rear Garden

Rear garden enclosed by  
fencing. Fully paved, with path  
leading to rear gate access.  
Raised beds with brick base.

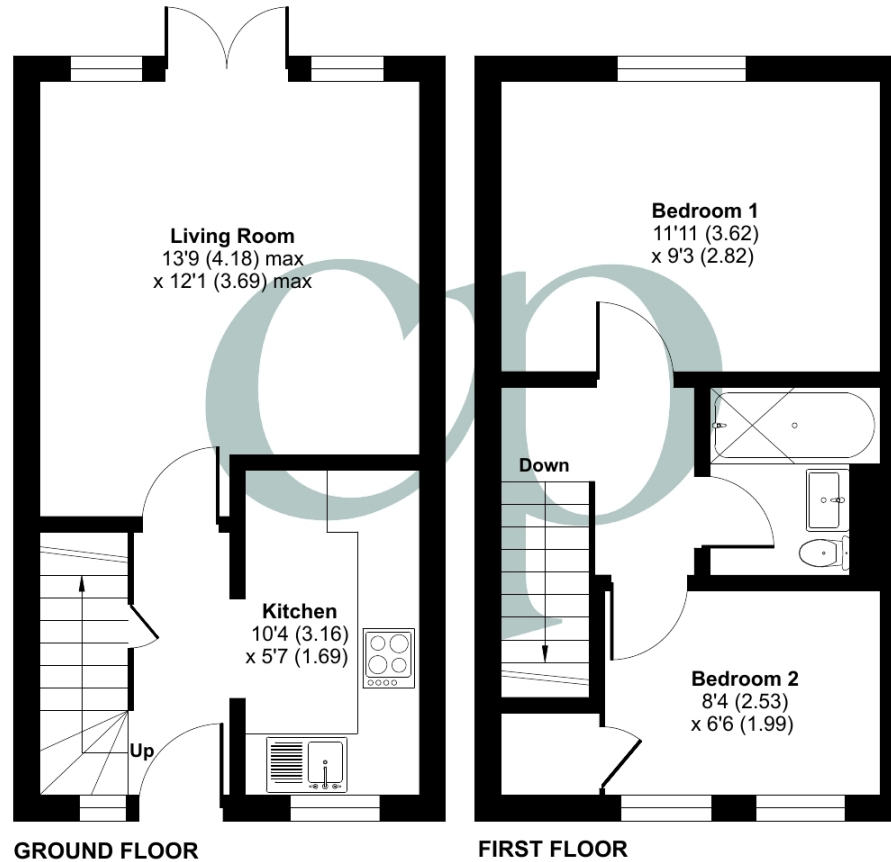
### Parking

Allocated off road parking to  
rear.



Approximate Area = 553 sq ft / 51.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1187813

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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