



High Street, Arlesey, Bedfordshire. SG15 6TD

| Satchells



2 Bedroom Terraced House

£325,000 Freehold

A spacious terraced cottage centrally located in the popular village of Arlesey allowing easy access to the mainline railway station and all other commuter routes, as well as the larger towns of Hitchin and Letchworth.

Internally the accommodation comprises lounge with exposed brick fireplace and log burner, a refitted open plan kitchen/dining room and refitted shower room to the ground floor. At first floor level are two good size bedrooms, the principal with fitted wardrobes, and stairs lead you from the second bedroom to a useful loft room with Velux windows. Externally is a large rear garden, measuring approximately 150ft in length, and a small front garden retained by a hedge.

- Character cottage
- Lounge with log burner
- Refitted kitchen/dining room
- Refitted bathroom
- Two good sized bedrooms
- Loft room/third bedroom
- Large rear garden
- Gas central heating
- Double glazing
- EPC rating D. Council tax band B

Ground Floor:**Front Door:**

Double glazed front door.

Lounge:

Abt. 12' 0" x 12' 0" (3.66m x 3.66m) A comfortable lounge featuring an exposed brick built fireplace with inset log burner and slate hearth. Television point. Cloaks cupboard. Part panelled walls. Double glazed window to front with fitted shutters. Radiator. Stained floorboards.

Kitchen/Dining Room:

Abt. 21' 10" (max) x 12' 0" narrowing to 5'4" (6.65m x 3.66m narrowing to 1.62m).

An open plan kitchen/dining room that has been recently refitted with a comprehensive range of base level cupboards and drawers. Ample solid wood worktops. Stainless steel sink unit. Ceramic hob and eye level electric oven. Integrated fridge and freezer. Column radiator. Double glazed window to rear. Stable door to rear garden. Inset ceiling lights. Stained floorboards.

Dining Area: Stairs to first floor. Exposed brick fireplace. Radiator. Stained floorboards.

Lobby:

Door to bathroom. Plumbing for automatic washing machine. Stained floorboards.

Bathroom:

A recently refitted suite to comprise a double width shower cubicle with rainfall shower, vanity unit with inset wash hand basin and low level WC. Heated towel rail. Double glazed window to rear. Inset ceiling lights. Vinyl flooring.

First Floor:**Landing:**

Doors to bedrooms. Carpet as fitted.

Bedroom One:

Abt. 12' 0" x 10' 0" to face of wardrobes (3.66m x 3.05m) Double glazed window to front. A range of fitted wardrobes to one wall. Radiator. Exposed floorboards.

Bedroom Two:

Abt. 12' 0" x 9' 3" (3.66m x 2.82m) Double glazed window to rear. Cupboard housing gas boiler. Exposed brick fireplace. Radiator. Stairs to loft room. Exposed floorboards.

Second Floor:**Loft Room/Bedroom Three:**

Abt. 16' 5" x 12' 0" (5.00m x 3.66m) Twin aspect double glazed Velux windows to rear. Cupboard housing hot water tank. Eaves storage. Radiator. Carpet as fitted.

Outside:**Front Garden:**

Path to front door. Retaining hedge.

Rear Garden:

A long rear garden measuring approximately 150ft. A paved patio area, raised beds and established lawn. Variety of trees and conifers.

Additional Information:**Agents Note:**

Draft details yet to be approved by the vendor and maybe subject to change.

Anti-Money Laundering:

Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

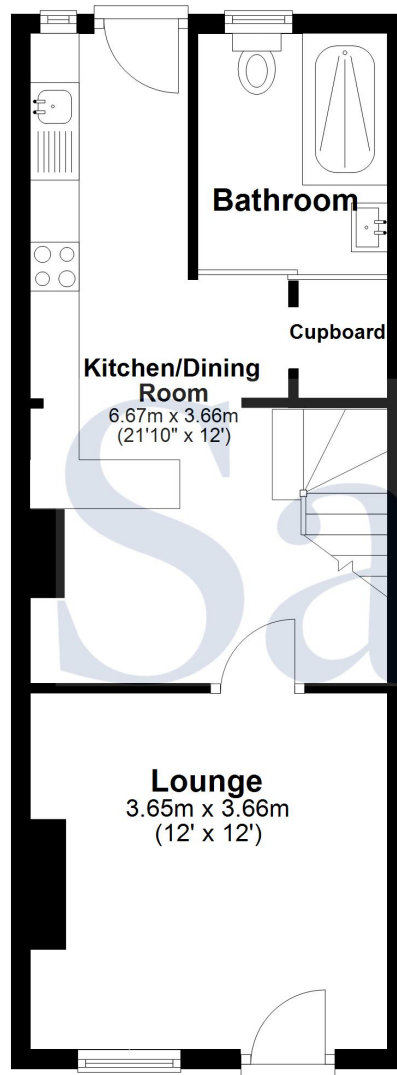




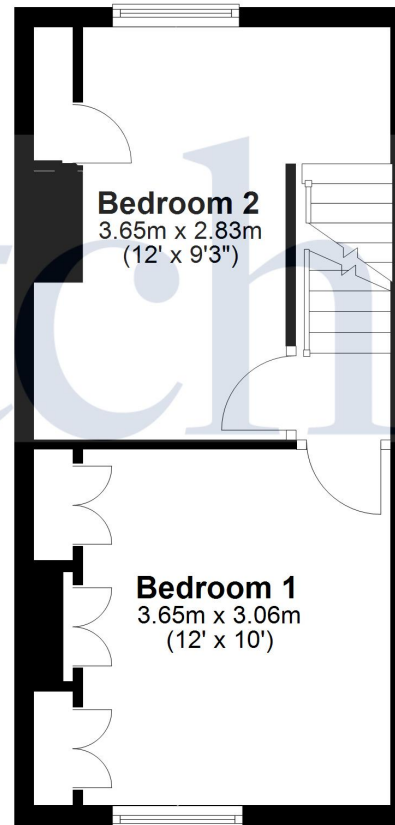
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Satchells

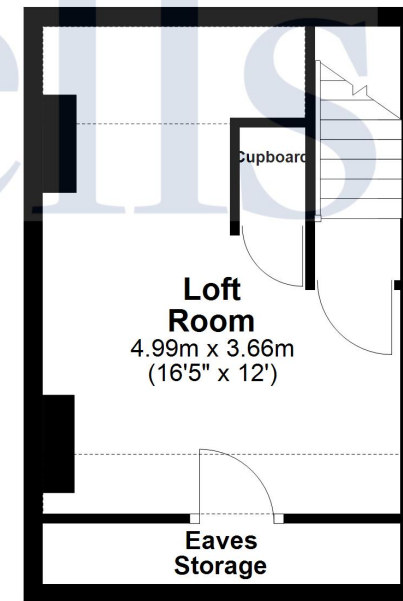
Ground Floor



First Floor



Second Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.