



# 50, Hospital Road

Arlesey,  
Bedfordshire, SG15 6RH  
£250,000

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properties

This two bedroom semi-detached property is situated in a central location with easy access to High Street shops and local amenities.

- Two bedroom semi-detached home
- Excellent commuter access via Arlesey mainline station (London St Pancras in 39 mins)
- Spacious living room
- Allocated off road parking to rear
- Low maintenance paved rear garden
- Ideal for first time buyers or investors

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor. Double-glazed window to front. Door to living room. Open to kitchen.

### Living Room

4.17m x 3.56m (13' 8" x 11' 8")  
Double-glazed window to rear. Double-glazed double doors to side opening on to garden. Wood-effect flooring. Radiator.

### Kitchen

4.17m x 3.56m (13' 8" x 11' 8")  
A range of wall and base units with roll-edged work surfaces over. Tiled splashbacks. Stainless steel sink and drainer unit with swan neck mixer tap over. Space for cooker, space and plumbing for washing machine, space for tumble dryer. Space for fridge/freezer. Wall mounted gas boiler. Double-glazed window to front. Wood-effect flooring.



## FIRST FLOOR

### Landing

1.88m x 1.78m (6' 2" x 5' 10")  
Doors to both bedrooms and bathroom.

### Bedroom 1

3.61m x 2.77m (11' 10" x 9' 1")  
Double-glazed window to rear.  
Radiator.

### Bedroom 2

2.54m x 2.03m (8' 4" x 6' 8")  
Double-glazed window to front.  
Built in cupboard. Radiator.

### Bathroom

Suite comprising panel enclosed bath with shower over, vanity wash hand basin and low-level WC. Partially tiled walls. Tiled flooring.

## OUTSIDE

### Garden

Paved courtyard garden enclosed by wall to rear and side of the property. Gate giving access to parking area and gate to the front of the property.

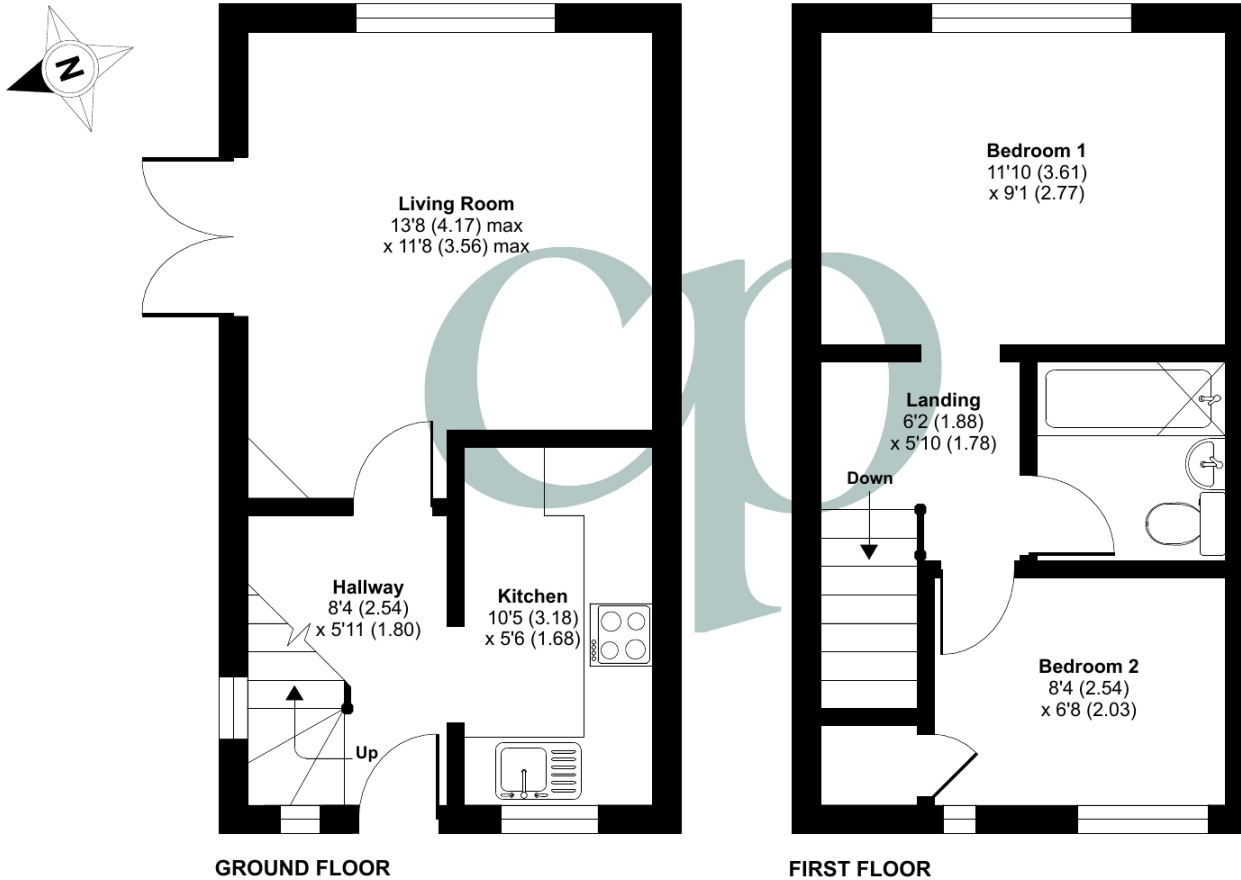
### Parking

Parking space to the rear of the property.



Approximate Area = 536 sq ft / 49.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1096402

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

## Viewing by appointment only

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