



Three Tuns Close, Arlesey, Bedfordshire. SG15 6AG







## 2 Bedroom End of Terrace House

### Guide Price £300,000 Freehold

Early viewing is highly recommended on this spacious and beautifully presented end terrace property located in the centre of Arlesey giving easy access to the larger towns of Hitchin and Letchworth.

Internally the accommodation comprises entrance hall, cloakroom, a refitted kitchen with integrated appliances and a light and airy living room to the ground floor, whilst to the first floor are two large double bedrooms and the bathroom. Externally is a front garden retained by wrought iron railings, a low maintenance rear garden with artificial lawn, covered parking in the rear carport and a further parking space.



- Immaculate end terrace home
- Ground floor cloakroom
- Refitted kitchen
- Light and airy living room
- Two generous double bedrooms
- Attractive gardens
- Carport and additional parking
- Double glazed sash windows
- Must be viewed
- EPC-C, council tax - C.

**Ground Floor:****Front Door:**

Double glazed front door.

**Entrance Hall:**

Stairs to first floor with cupboard under. Large storage cupboard. Radiator. Coving to ceiling. Vinyl flooring.

**Cloakroom:**

A white suite comprising wash hand basin and low level WC with concealed cistern. Tiled splash back area. Radiator. Double glazed window to side. Extractor fan. Coving to ceiling. Vinyl flooring.

**Kitchen:**

Abt. 9' 1" x 7' 6" (2.77m x 2.29m) A refitted kitchen comprising a good range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel sink unit. Built-in four ring gas hob, electric oven and extractor hood. Integrated fridge/freezer. Plumbing for automatic washing machine. Cupboard housing gas boiler. Tiled splash back area. Double glazed sash window to front. Coving to ceiling. Inset ceiling lights. Vinyl flooring.

**Living Room:**

Abt. 15' 1" x 13' 5" (4.60m x 4.09m) maximum measurements. A light and airy living room with double glazed French doors leading out to the rear garden. Double glazed sash window to rear. Television point. Two radiators. Large storage cupboard. Wall lights. Coving to ceiling. Carpet as fitted.

**First Floor:****Landing:**

Double glazed sash window to side. Access to a boarded loft space via a retractable ladder. Large storage cupboard. Coving to ceiling. Carpet as fitted.

**Bedroom One:**

Abt. 15' 2" x 8' 9" (4.62m x 2.67m) Twin aspect double glazed sash windows to front. Radiator. Television point. Coving to ceiling. Carpet as fitted.

**Bedroom Two:**

Abt. 14' 0" x 8' 2" (4.27m x 2.49m) Double glazed sash window to rear. Radiator. Coving to ceiling. Carpet as fitted.

**Bathroom:**

A white suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and low level WC. Shaver point. Fully tiled walls. Heated towel rail. Double glazed sash window to rear. Extractor fan. Inset ceiling lights. Vinyl flooring.

**Outside:****Front Garden:**

Retained with a dwarf brick wall and wrought iron railings. A path leads to the front door. Attractive shrubs. Outside light.

**Rear Garden:**

An attractive rear garden with paved patio area, decking, decorative stone and an artificial lawn. Raised beds. Gated rear access.

**Carport and Parking:**

A carport located to the rear of the property provides covered parking for one car and there is a further allocated parking space.

**Additional Information:****Agents Note:**

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





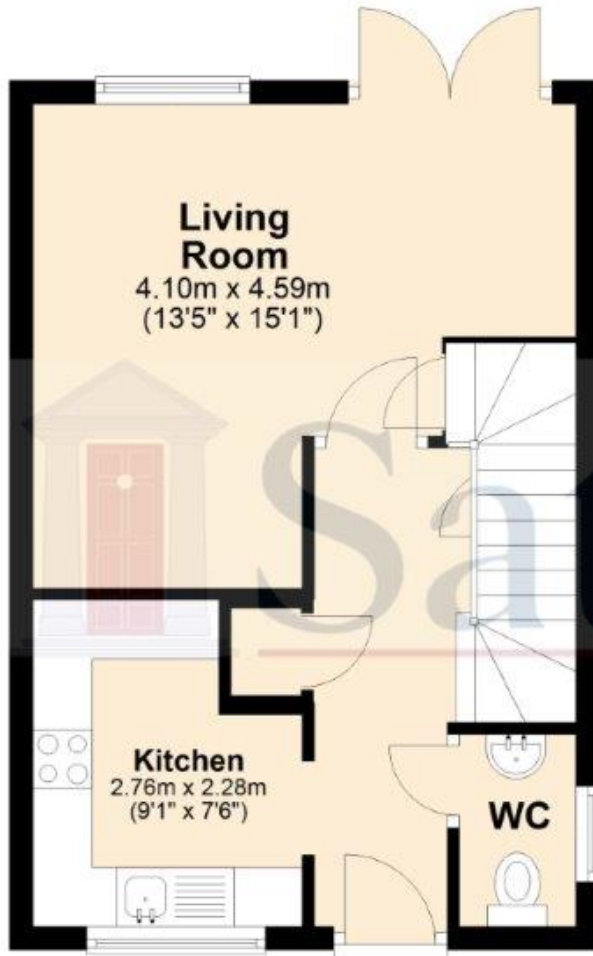


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.



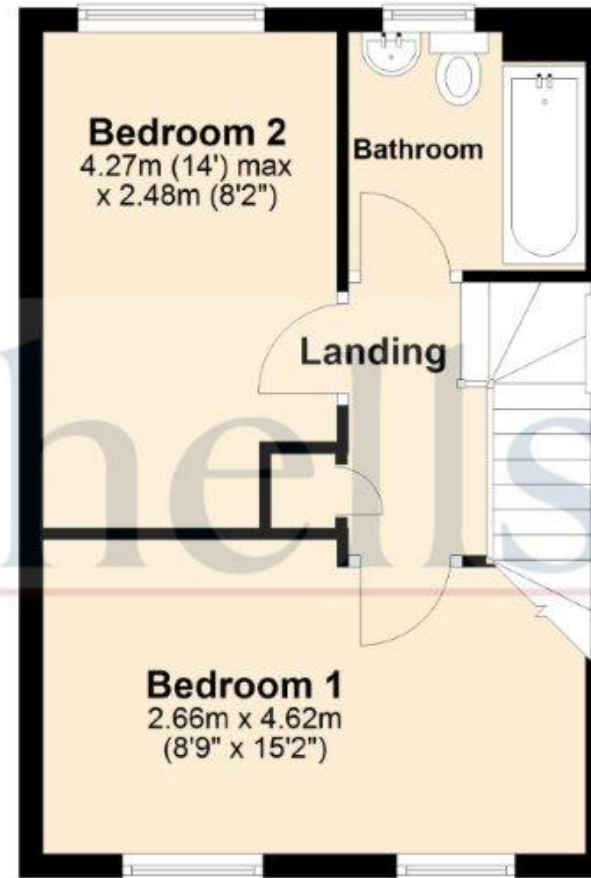
## Ground Floor

Approx. 31.9 sq. metres (343.7 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



Total area: approx. 63.9 sq. metres (688.1 sq. feet)

For illustrative 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.