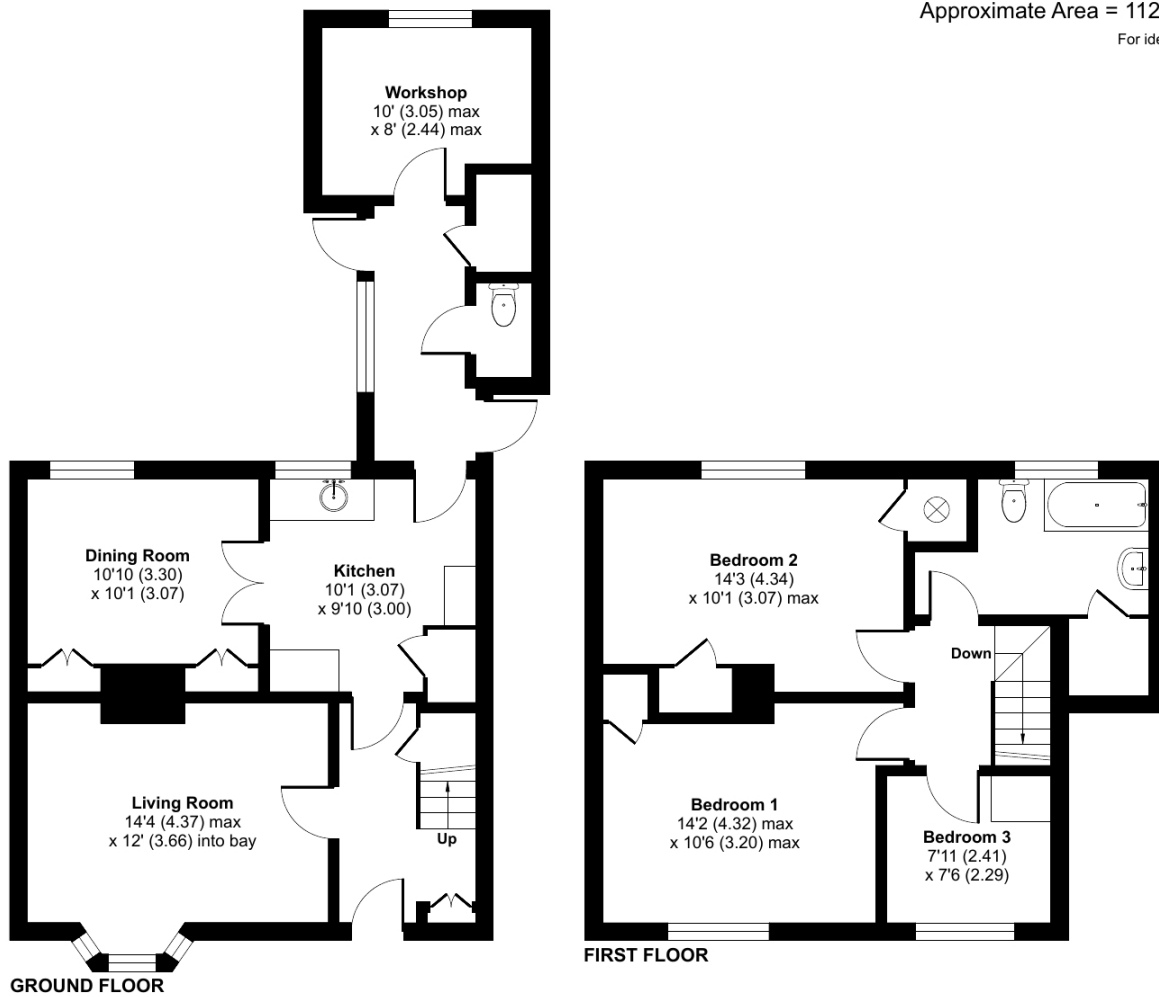




Approximate Area = 1126 sq ft / 104.6 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		83	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1076122

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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www.country-properties.co.uk



Make your mark on this three bedroom terraced house with attached outbuilding/workshop that could be converted to additional living space (STPC). This property is offered with no onward chain, a lovely project for a family to create their perfect home.

- Three bedroom terraced house
- In need of some modernisation
- Large private garden
- A mile from Arlesey station (40 mins to London St Pancras)
- Separate dining room
- Close to lower school and local amenities

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor. Doors to living room and kitchen. Storage cupboard.

### Living Room

4.37m x 3.66m (14' 4" x 12' 0")  
Double-glazed bay window to front. Wall mounted gas fire with back boiler. Radiator.

### Kitchen

3.07m x 3.00m (10' 1" x 9' 10")  
Range of base units with worksurfaces over. Stainless steel sink and drainer unit with swan neck mixer tap over. Double-glazed window to rear. Partially glazed door to rear lobby. Saloon doors to dining room.

### Dining Room

3.30m x 3.07m (10' 10" x 10' 1")  
Double-glazed window to rear. Built in cupboards and shelves. Radiator.



### Rear Lobby

Double glazed window to side. Door to rear garden. Door to side access passage. Doors to Workshop, WC and large storage cupboard.

### Workshop

3.05m x 2.44m (10' 0" x 8' 0")  
Double-glazed window to rear.

## FIRST FLOOR

### Bedroom 1

4.32m (max) x 3.2m (max) (14' 2" x 10' 6")  
Double-glazed window to front. Built in storage cupboard. Radiator.

### Bedroom 2

3.34m x 3.07m (max) (10' 11" x 10' 1")  
Double-glazed window to rear. Airing cupboard housing hot water tank. Additional built in storage cupboard. Radiator.

### Bedroom 3

2.41m x 2.29m (7' 11" x 7' 6")  
Double-glazed window to front. Radiator.

### Bathroom

Suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low-level WC. Part tiled walls. Obscured double-glazed window to rear. Build in storage cupboard.

## OUTSIDE

### Rear Garden

Mainly laid to lawn with some mature trees and shrubs.

### Front Garden

Paved pathway leading to front door and access passage. Mainly laid to lawn. Enclosed by mature hedge. Potential to create parking on the front garden subject to local authority approval.

