



Hospital Road, Arlesey, Bedfordshire. SG15 6RL





2 Bedroom End of Terrace House

Guide Price £279,000 Freehold

An extended character cottage located in the popular village of Arlesey, with the additional benefits of a garage and driveway parking.

Internally, the well presented accommodation comprises entrance porch, a good size lounge and a large kitchen/dining room to the ground floor, whilst to the first floor are two double bedrooms, a bathroom and separate WC. Externally is a rear courtyard style garden, detached garage and a driveway providing further off road parking.



- Extended end terrace home
- Two double bedrooms
- First floor bathroom
- Separate WC
- Kitchen/dining room
- Lounge
- Garage and driveway
- Rear garden
- Must be viewed
- EPC rating D. Council tax band B

Ground Floor

Front Door:

Composite front door with double glazed fan light window.

Entrance Hall:

Tiled flooring. Door to lounge.

Lounge:

Abt. 15' 4" x 11' 11" (4.67m x 3.63m) Double glazed window to front. Stairs to first floor. Two radiators. Inset ceiling lights. Laminate flooring.

Kitchen/Dining Room:

Abt. 18' 10" x 11' 0" (5.74m x 3.35m) A large kitchen/dining room fitted with a range of eye and base level units with ample roll top worksurfaces. Butler sink. Plumbing for automatic washing machine. Space for tumble dryer. Gas cooker point. Space for fridge/freezer. Tiled splash back area. Double glazed window to rear. Composite double glazed stable door leading to the rear garden. Wall mounted gas boiler. Radiator. Quarry tiled flooring.

First Floor

Landing:

Loft access. Carpet as fitted.

Bedroom One:

Abt. 11' 11" x 10' 11" (3.63m x 3.33m) Double glazed window to front. Radiator. Laminate flooring.

Bedroom Two:

Abt. 11' 2" x 8' 11" (3.40m x 2.72m) Double glazed window to rear. Radiator. Recessed hanging space. Carpet as fitted.

Bathroom:

A white suite comprise of panelled bath with mixer tap and shower over. Pedestal wash hand basin. Part tiled walls. Double glazed window to side. Extractor fan. Radiator. Vinyl flooring.

Separate WC:

A white low level WC. Extractor fan. Radiator. Laminate flooring.

Outside

Rear Garden:

A courtyard style rear garden that is mainly paved. Personal door to garage.

Garage:

Abt. 18' 4" x 10' 0" (5.59m x 3.05m) An oversized brick built garage with up and over door, power and light. A personal door leads to the rear garden.

Agents Note:

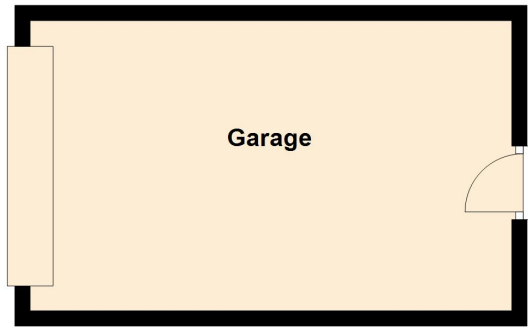
Draft particulars are yet to be approved by Vendor and may be subject to change.



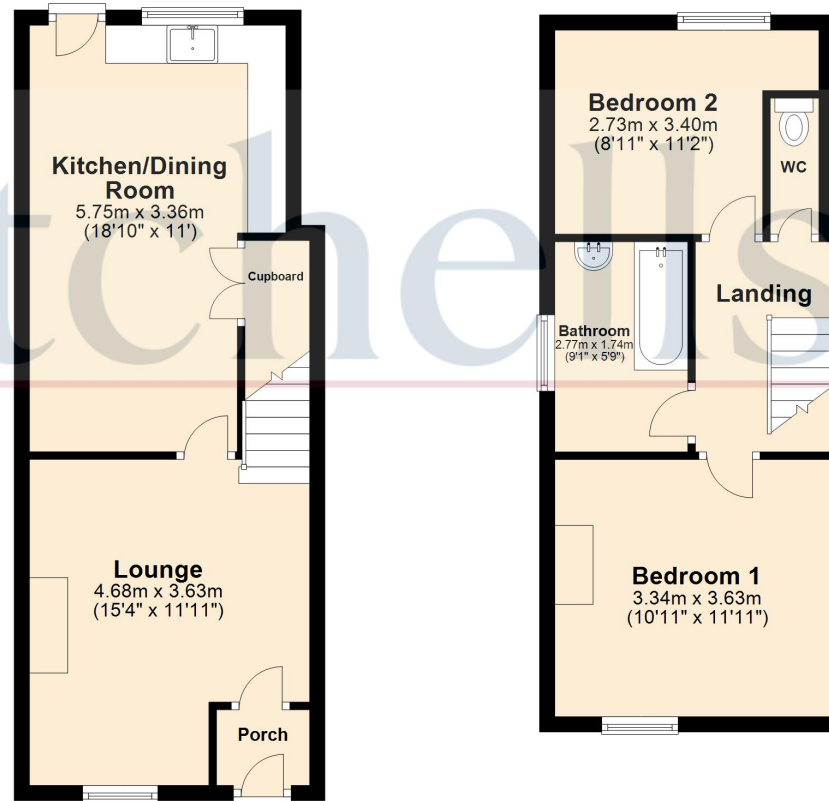


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Ground Floor



First 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.