



Albone Avenue, Arlesey, Bedfordshire. SG15 6AH





## 2 Bedroom Terraced House

### Shared Ownership £137,500 Leasehold

**\*50% SHARED OWNERSHIP\*** A modern two bedroom terraced property conveniently located within easy access of both Hitchin and Letchworth.

The accommodation comprises entrance hall, cloakroom, fitted kitchen and a spacious living room to the ground floor, whilst to the first floor are two good sized bedrooms and a family bathroom. Externally is a pleasant rear garden and allocated parking for two cars, one of which is under cover. Further benefits include gas central heating, double glazing and an abundance of storage space. For further details and your appointment to view please contact Satchells Stotfold.



- 50% shared ownership
- Modern terraced house
- Two bedrooms
- Large living room
- Fitted kitchen
- Ground floor cloakroom
- First floor bathroom
- Two allocated parking spaces
- Rear garden
- EPC rating B. Council tax band C

## **Ground Floor**

### **Front Door:**

Composite front door.

### **Entrance Hall:**

Radiator. Large storage cupboard. Carpet as fitted.

### **Cloakroom:**

A white suite comprises pedestal wash hand basin and low level WC. Tiled splashback area. Radiator. Double glazed window to front. Extractor fan. Vinyl flooring.

### **Kitchen:**

Abt. 9' 6" x 7' 0" (2.90m x 2.13m) A well appointed kitchen comprising a good range of eye and base level units with ample work surfaces. Single drainer stainless steel sink unit. Built in four rings gas hob, electric oven and extractor hood. Plumbing for automatic washing machine. Space for fridge freezer. Cupboard housing gas boiler. Double glazed window to front. Vinyl flooring.

### **Living Room:**

Abt. 17' 1" x 14' 0" (5.21m x 4.27m) A good size living room with double glazed door and window to rear. Television point. Radiator. Carpet as fitted.

## **First Floor**

### **Landing:**

Large storage cupboard. Loft access. Radiator. Carpet as fitted.

### **Bedroom One:**

Abt. 13' 3" > 9'0" x 10' 5" (4.04m x 3.17m) Double glazed window to rear. Built in double wardrobe. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 16' 10" x 7' 1" > 5'10" (5.13m x 2.16m) Double glazed window to front. Radiator. Carpet as fitted.

### **Bathroom:**

A white suite comprising panelled bath with mixer taps, shower over and glass screen. Pedestal wash hand basin and low level WC. Part tiled walls. Shaver point. Double glazed window to rear. Extractor fan. Radiator. Vinyl flooring.

## **Outside**

### **Rear Garden:**

Paved patio area. Established lawn. Timber shed. Gated rear access.

### **Parking:**

There are two allocated parking spaces, one of which is under cover.

**Additional Information:  
Shared Ownership Details:**

The full market value of this property is £275,000.

If you buy a 50% share, the share purchase price will be £137,500 and the rent will be £329.72 per month.

The lease term is 125 years with approximately 116 years remaining.

**ADDITIONAL CHARGES:**

Service Charge: Approximately £42.15 per month

**Agents Note:**

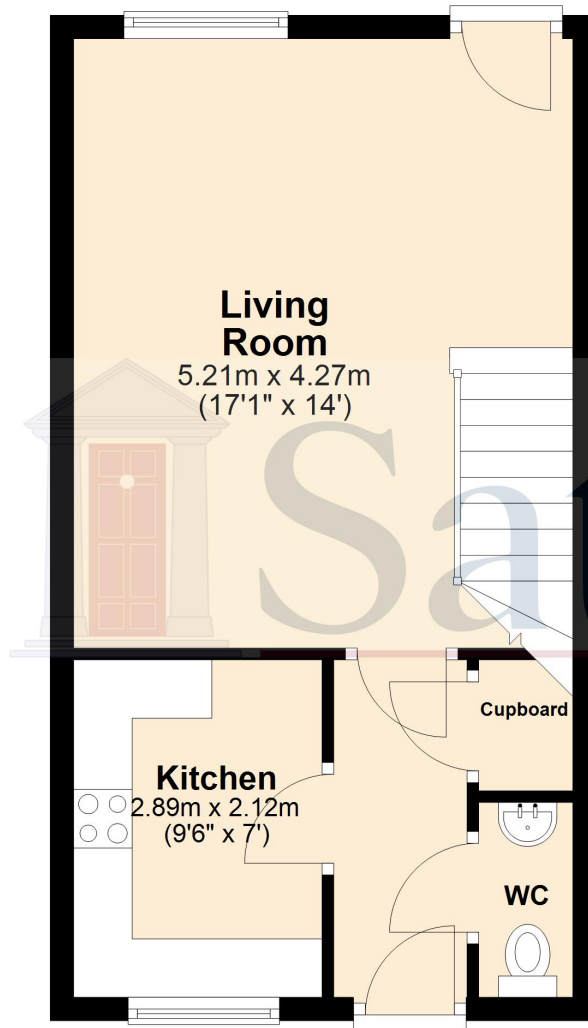
Draft particulars yet to be approved by vendor and maybe subject to change.



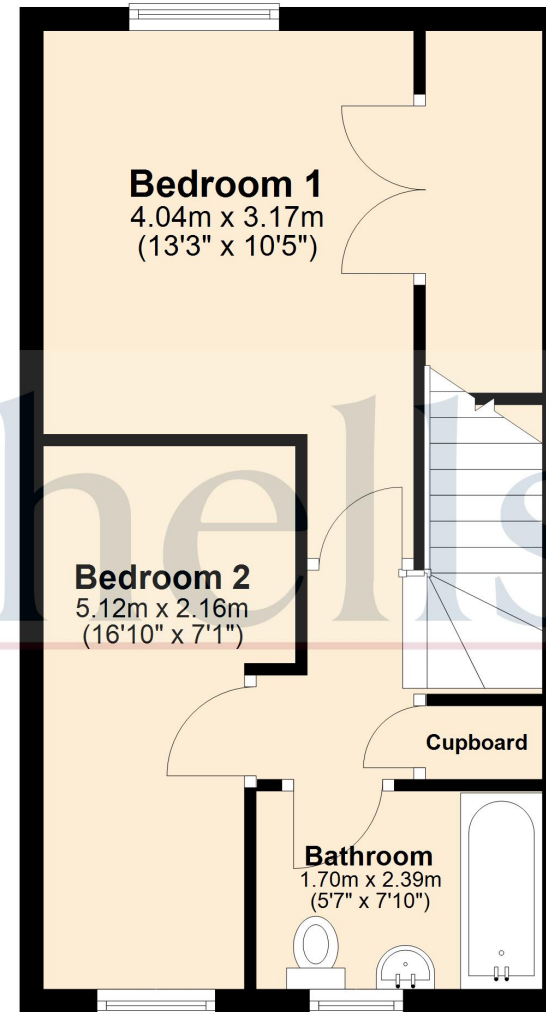


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



## 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.