



Straw Plait Way, Arlesey, Bedfordshire. SG15 6SJ

| Satchells



2 Bedroom Terraced House

Guide Price £255,000 Freehold

Offered to the market chain free is this pleasant two bedroom terraced home located in a cul-de-sac and with the added benefits of driveway parking for one car and a garage en-bloc.

Internally the accommodation comprises entrance porch, living room and kitchen/dining room to the ground floor, whilst to the first floor are two double bedrooms and the bathroom. Externally is a private, low maintenance rear garden with a large timber shed, driveway parking to the front and a garage en-bloc. Further benefits include gas central heating, double glazing and a boarded loft space.

- Two double bedrooms
- Living room
- Kitchen/dining room
- Low maintenance rear garden
- Double glazing
- Gas central heating
- Driveway parking
- Garage en-bloc
- Cul-de-sac location
- EPC rating C. Council tax band B

Ground Floor:**Entrance Porch:**

A fully enclosed entrance porch with tiled flooring and double glazed door leading to the living room.

Living Room:

Abt. 15' 5" x 11' 8" (4.70m x 3.56m) Stairs to first floor. Double glazed leaded light window to front. Radiator. Television point. Double doors to kitchen/dining room. Carpet as fitted.

Kitchen/Dining Room:

Abt. 11' 8" x 8' 11" (3.56m x 2.72m) A well-appointed 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, double electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Tiled splash back area. Wall mounted gas boiler. Double glazed door and window to rear. Radiator. Tiled flooring.

First Floor:**Landing:**

Access to a boarded loft space. Carpet as fitted.

Bedroom One:

Abt. 11' 8" x 9' 11" (3.56m x 3.02m) Double glazed leaded light window to front. Radiator. Built-in over stairs cupboard. Carpet as fitted.

Bedroom Two:

Abt. 7' 11" x 10' 8" (2.41m x 3.25m) Double glazed window to rear. Radiator. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath, wash hand basin and low level WC. Part tiled walls. Extractor fan. Inset ceiling lights. Tiled flooring.

Outside:**Rear Garden:**

A low maintenance rear garden that is mainly paved with stone borders. Timber shed to remain. Outside tap. Outside light.

Front Garden:

A block paved driveway provides off road parking for one car and is bordered with attractive flowers and plants.

Garage:

A brick built single garage with up and over door and pitched roof located in a nearby block.

Additional Information:**Agents Note:**

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

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

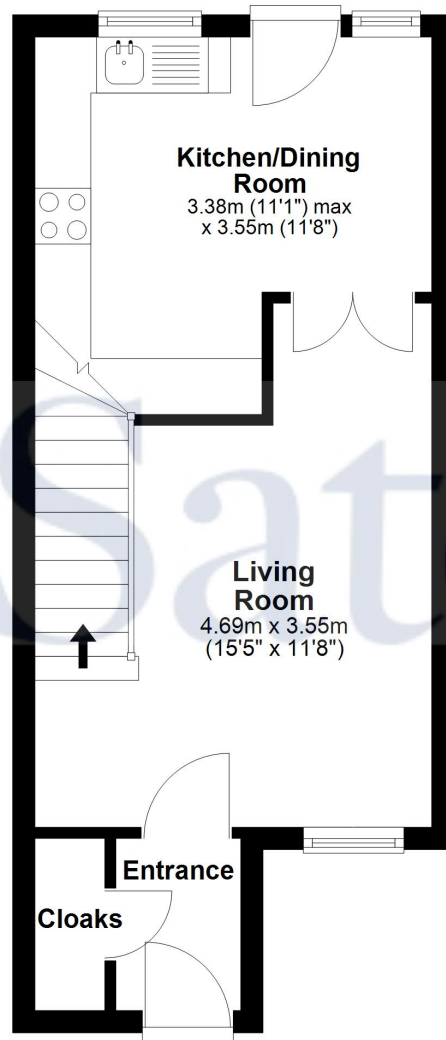




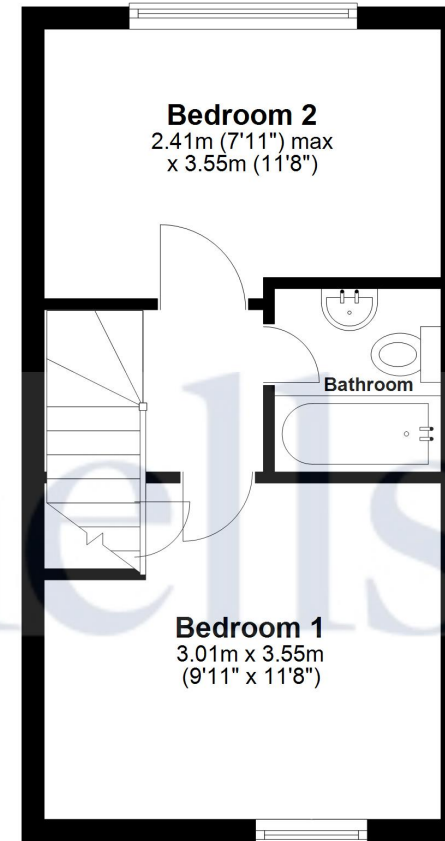
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Satchells

Ground Floor



First Floor



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.