



Hitchin Road, Arlesey, Bedfordshire. SG15 6SA





2 Bedroom Semi-Detached House

Guide Price £280,000 Freehold

This deceptively big two bedroom semi-detached home is bursting with character and is offered for sale CHAIN FREE!

Internally this pleasant accommodation comprises a spacious living room leading to separate dining room, fitted kitchen and family bathroom. Beyond this the property boasts an additional room that could be utilised as a study or playroom. To the first floor are two generous double bedrooms. Externally there is an enclosed rear garden that offers parking via gated access to the rear. For further details and your appointment to view contact Satchells Stotfold today.

- Character property
- Semi detached
- Two double bedrooms
- Spacious fitted kitchen
- Two reception rooms
- Separate dining room
- Enclosed rear garden
- Off road parking
- Ideal investment or first purchase
- EPC rating D. Council tax band B



Ground Floor:

Entrance:

Double glazed door to front. Double glazed window to side. Glass paneled door to front room. Laminate flooring.

Living Room:

Abt. 11' 5" x 12' 8" (3.48m x 3.86m) A bright space with feature fireplace. Double glazed window to front. Built in storage cupboard. Radiator. Laminate flooring.

Dining Room:

Abt. 9' 11 max " x 12' 6" (3.02m max x 3.81m) A spacious room that offers built in storage. Feature fireplace. Radiator. Laminate flooring.

Kitchen:

Abt. 8' 11" max x 12' 8" (2.72m max x 3.86m) A range of eye and base level units with ample work surface. Single stainless steel sink with drainer. Space for washing machine, fridge/freezer and dishwasher. Built in oven with extractor over. Tiled splash back. Double glazed window to side. Laminate flooring.

Rear Lobby:

Access via double glazed door to side passage. Radiator. Laminate flooring.

Family Bathroom:

A three piece white suite bathroom comprising paneled bath with shower over, low level WC and pedestal hand wash basin. Fully tiled walls surrounding bath. Tiled splash back. Extractor fan. Laminate flooring.

Study:

Abt. 9' 6" x 9' 4" (2.90m x 2.84m) A wonderful additional space with barn style door leading to the garden. Radiator. Laminate flooring.

First Floor:

Landing:

Access to loft. Carpet as fitted.

Bedroom One:

Abt. 11' 6" x 12' 10" (3.51m x 3.91m) Double glazed window to front. Feature fireplace. Carpet as fitted.

Bedroom Two:

Abt. 12' 6" x 10' 1" (3.81m x 3.07m) Double glazed window to rear. Over stairs storage. Feature fireplace. Carpet as fitted.

Outside:**Front:**

A small frontage with path leading to front door.

Rear:

A good size garden with lawn and patio area. Double gates to the rear to allow access for a car to park.

Additional Information:**Agents Note:**

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

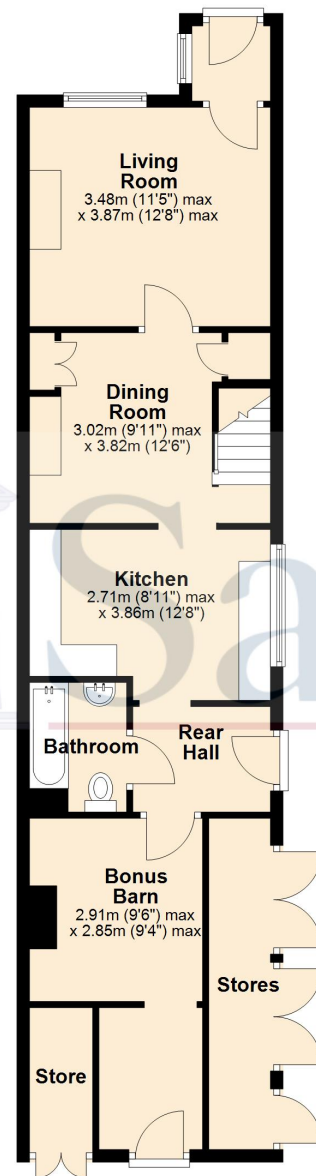




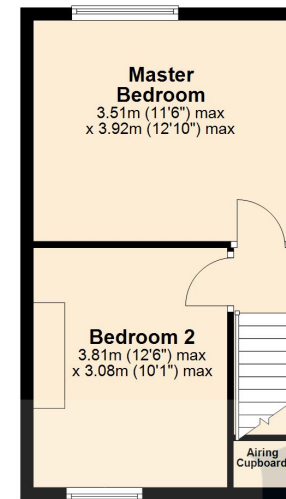
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Ground Floor



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.