



126 Hitchin Road, Arlesey, Bedfordshire. SG15 6SA

Satchells



2 Bedroom Terraced House

Guide Price £270,000 Freehold

This deceptively large two bedroom property, bursting with character, and is situated just minutes away from Arlesey station.

This would be the perfect investment project or first home offering a generous accommodation that comprises dual aspect porch, living room with open fireplace, dining room, kitchen, refitted shower room and two double bedrooms. Externally, this property benefits from a good sized rear garden with patio area, shed, external storage cupboard and garage.

- Character property
- Two double bedrooms
- Feature fireplace
- Separate dining room
- Refitted three piece shower room
- Ample storage space
- Enclosed rear garden
- Garage
- Ideal investment or first purchase
- EPC rating D. Council tax band B

Ground Floor:**Entrance:**

Door to front.

Porch:

A dual aspect porch with double glazed windows to front and both sides. Double glazed composite door. Tiled flooring.

Living Room:

Abt. 10' 1" x 11' 4" (3.07m x 3.45m) A generous living room boasting an open fireplace with double glazed window to front. Radiator. Overhead and understairs storage cupboards. Laminate flooring.

Dining Room:

Abt. 13' 3" x 11' 4" (4.04m x 3.45m) A cosy dining area with ample storage cupboards. Radiator. Telephone point. Laminate flooring.

Kitchen:

Abt. 11' 11" x 11' 4" (3.63m x 3.45m) A range of eye and base level units with ample work surfaces. Single stainless steel sink with drainer. Space for fridge and washing machine. Window to side. Velux window. Tiled flooring.

Bathroom:

A three piece suite comprising fully tiled shower cubicle with shower, inset wash hand basin and low level WC. Radiator. Double glazed window to side. Part tiled walls. Vinyl flooring.

First Floor:**Landing:**

Access to loft. Carpet as fitted.

Bedroom One:

Abt. 10' 2" x 11' 7" (3.10m x 3.53m) A bright double bedroom with double glazed window to front. Radiator. Storage cupboard. Carpet as fitted.

Bedroom Two:

Abt. 10' 2" x 11' 5" (3.10m x 3.48m) Double glazed window to rear. Radiator. Storage cupboard. Carpet as fitted.

Outside:**Front Garden:**

A minimal frontage with path leading to the front door.

Rear Garden:

A good sized rear garden with patio area. An attractive plants and shrubbery border. Access to shed and external storage cupboard.

Garage:

A single garage with up and over door. A personal side door leads to the rear garden.

Additional Information:**Agents Note:**

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

Anti-Money Laundering:

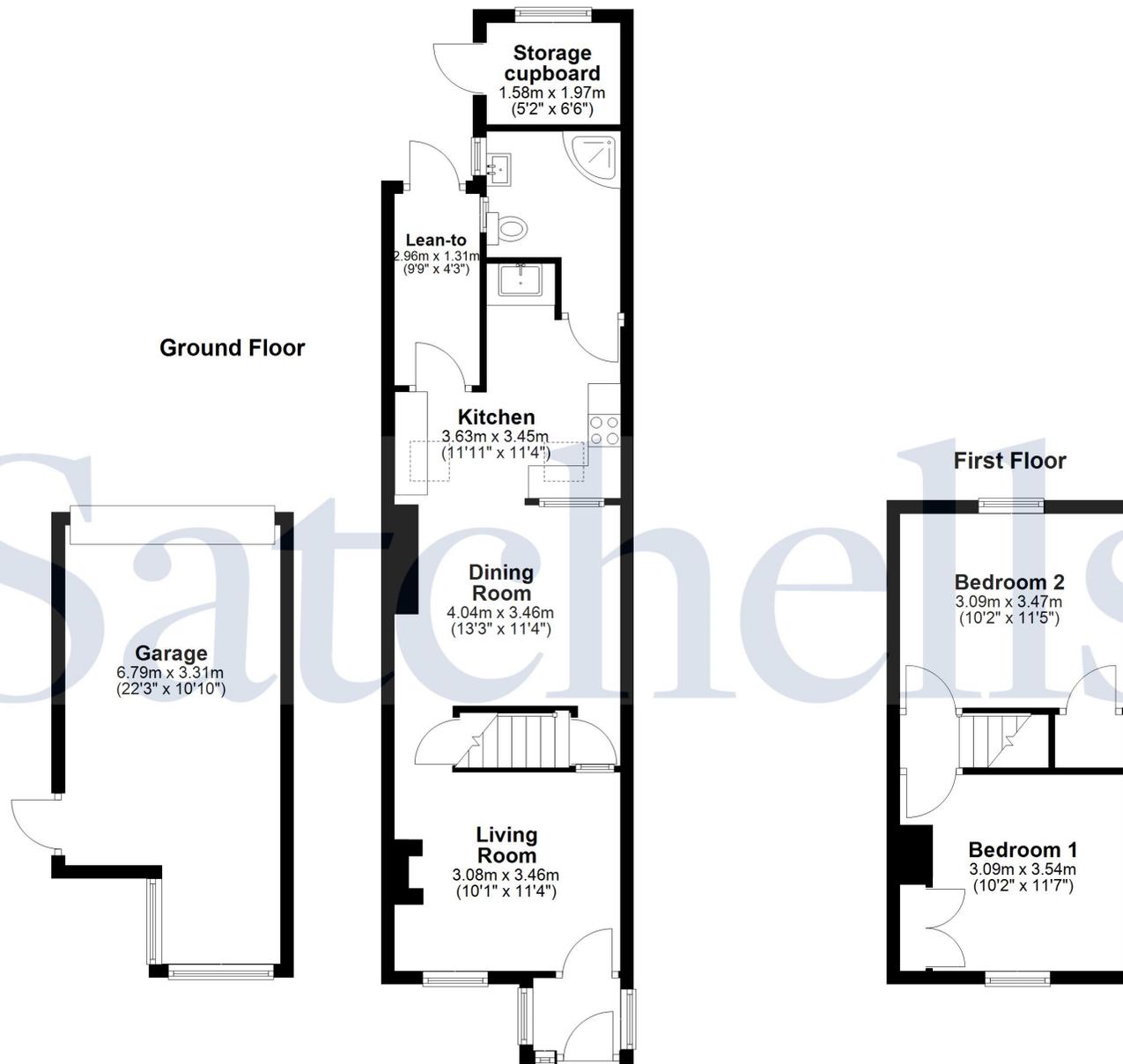
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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



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.