



Straw Plait Way, Arlesey, Bedfordshire. SG15 6SJ







## 2 Bedroom Terraced House

### Guide Price £260,000 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.



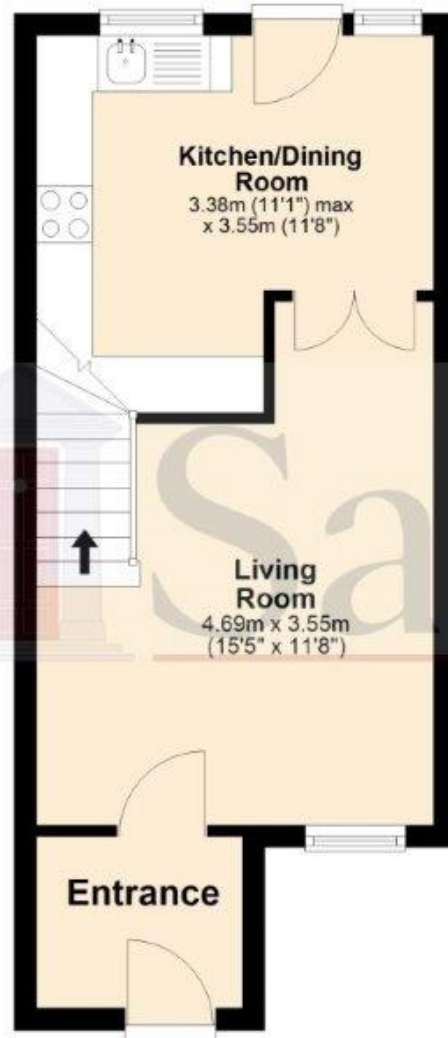




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## Ground Floor



## 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.