



Thompson Road, Arlesey, Bedfordshire. SG15 6AY





3 Bedroom Terraced House

Shared Ownership £170,000 Leasehold

40% SHARED OWNERSHIP A large three double bedroom terraced property with accommodation over three floors.

Internally the accommodation comprises entrance hall, cloakroom and a contemporary open plan kitchen/dining/living room, with the kitchen area being fully fitted to include integrated appliances, on the ground floor. The first floor provides two double bedrooms, the principal with en-suite, and a four piece family bathroom, whilst to the second floor is a further double bedroom. Externally is a south west facing rear garden and off road parking for two cars.

- 40% shared ownership
- Three double bedrooms
- En-suite to principal bedroom
- Four piece family bathroom
- Contemporary open plan living space
- Fully fitted kitchen
- Ground floor cloakroom
- Off road parking for two cars
- South west facing rear garden
- EPC rating B. Council tax band D

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Stairs to first floor. Large storage cupboard. Radiator. Wood effect flooring.

Cloakroom:

A white suite comprising pedestal wash hand basin and low level WC. Double glazed window to front. Radiator. Wood effect flooring.

Open Plan Lounge/Kitchen/Diner:

Living/Dining Area: Abt 21' 0" x 11' 6" (6.40m x 3.51m). A large 'L' shaped kitchen/dining/living room. Double glazed window to front. Double glazed French doors to rear garden. Television point. Two radiators. Wood effect flooring.

Kitchen Area: Abt. 8' 2" x 7' 11" (2.48m x 2.41m) A modern fitted kitchen comprising a good range of eye and base level units with ample work surfaces. Built-in four ring gas hob, double electric oven and extractor hood. Single drainer stainless steel one and a half bowl sink unit. Integrated fridge/freezer and washing machine. Double glazed window to rear. Inset ceiling lights. Wood effect flooring.

First Floor:**First Floor Landing:**

Stairs to second floor. Radiator. Carpet as fitted.

Bedroom One:

Abt. 16' 0" x 9' 3" (4.88m x 2.82m) Double glazed window to front. Radiator. Fitted wardrobe. Television point. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level WC. Tiled splash back area. Shaver point. Double glazed window to rear. Heated towel rail. Extractor fan. Inset ceiling lights. Tiled flooring.

Bedroom Three:

Abt. 10' 2" x 6' 3" (3.10m x 1.91m) Double glazed window to front. Radiator. Carpet as fitted.

Family Bathroom:

A white four piece suite comprising panelled bath with mixer tap and shower attachment, fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Heated towel rail. Shaver point. Part tiled walls. Double glazed window to rear. Double width airing cupboard that also houses the gas boiler. Extractor fan. Inset ceiling lights. Tiled flooring.

Second Floor:**Second Floor Landing:**

Door to bedroom two. Carpet as fitted.

Bedroom Two:

Abt. 11' 8" plus dormer x 11' 8" minimum (3.56m plus dormer x 3.56m minimum) Double glazed dormer window to front. Radiator. Built-in cupboard. Loft access. Carpet as fitted.

Outside:**Rear Garden:**

A south westerly facing rear garden with a paved patio area, area laid to lawn and a raised deck. Timber shed to remain.

Parking:

Off road parking for two cars.

Additional Information:**Shared Ownership Details:**

The full market value of this property is £425,000.

If you buy a 40% share, the share purchase price will be £170,000 and the rent will be £674.00 a month.

The lease term is 99 years with approximately 96 years remaining.

ADDITIONAL CHARGES:

Service Charge: Approximately £32.00 per month

Agents Note:

Draft details yet to be approved by the vendor and may be 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



Second 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.