



Because property is personal with...

Lamb Meadow, Arlesey

BELVOIR!

Guide price £285,000



Key Features

- Chain free
- Garage and driveway to side
- Two Bedrooms
- Wider rear garden
- Walking distance of local amenities
- Short drive to Hitchin & Letchworth town centres
- EPC rating D
- Freehold





Welcome to this charming two-bedroom end of terrace house located in the delightful Lamb Meadow area of Arlesey. Situated in a quaint cul-de-sac setting, this home provides a tranquil environment while still being conveniently located near various amenities. Additionally, the property is chain-free, making the buying process smoother and quicker for you.

This property boasts a garage and driveway to the side, perfect for parking your vehicle with ease, and mans the garden enjoys some extra width than most in the area, offering a lovely outdoor space for relaxing or entertaining guests. Although the property requires some tender loving care, it presents a fantastic opportunity to add your personal touch and make it your own.

Don't miss out on the chance to own this cozy house, with its great potential and desirable features, this property could be the perfect place for you to call home.

GROUND FLOOR

Entrance

Under storm porch via uPVC front door into:

Hallway

uPVC double glazed window to side aspect. Stairs rising to first floor. Door to:

Lounge 2.65m x 4.75m (8'8" x 15'7")

uPVC double glazed box bay window to front aspect. Wood effect laminate flooring. Radiator. 'Semi-open plan' to:

Kitchen/Diner 3.3m x 3.55m (10'10" x 11'7")

Two uPVC double glazed windows to rear aspect and door to garden. Fitted with a range of base and wall-mounted

cabinets providing storage. Stainless steel single bowl sink and separate drainer with chrome mixer tap. Built-in single oven and inset four burner gas hob with concealed extractor over. Space and plumbing for washing machine. Space for fridge freezer. Wood effect laminate flooring. Radiator.

FIRST FLOOR

Landing

Doors to all rooms. Hatch providing access to loft space.

Bedroom One 3m x 3.55m (9'10" x 11'7")

Double glazed window to front aspect. Airing cupboard. Radiator.

Bedroom Two 2.25m x 3.55m (7'5" x 11'7")

Double glazed window to rear aspect. Radiator.

Bathroom

Suite comprising panel enclosed bath with chrome mixer tap and separate shower over, pedestal mounted hand wash basin and low level flush WC.

EXTERIOR

Front Garden

Low maintenance shingle frontage with some varied shrubs.

Rear Garden

Fence enclosed with gated access. Patio area with further low maintenance shingling. Courtesy door to garage.

Driveway & Garage

Driveway leading to single garage with up & over door, power and lighting and providing off street parking for one vehicle. Further allocated parking space to rear.



PROPERTY INFORMATION

Council Tax: Band B

EPC Rating: D

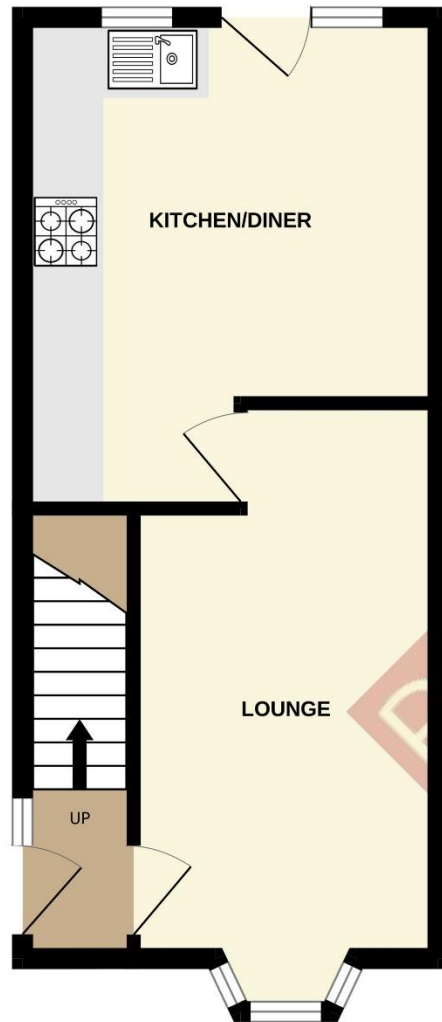
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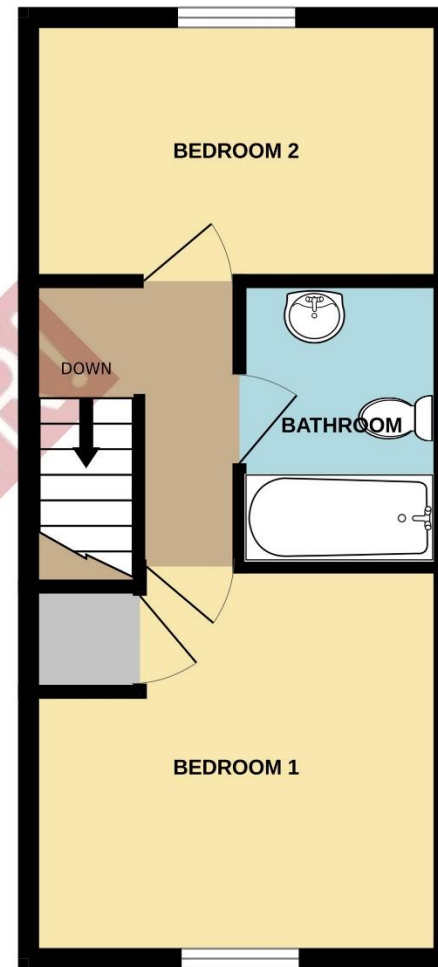




GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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